

STATE OF ALABAMA)
COUNTY OF SHELBY)

This instrument prepared by:
DANIEL M. SPITLER
1200 City Natl. Bank Bldg.
Birmingham, Alabama 35203

19740702000032430 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/02/1974 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, W. M. Humphries, an unmarried man, in hand paid by W. M. Humphries Development Company, Inc., the receipt whereof is acknowledged, I, the said W. M. Humphries, an unmarried man, do grant, bargain, sell and convey unto the said W. M. Humphries Development Company, Inc. the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East and proceed South 89 degrees 57' West a distance of 1350.0 feet; thence North 1 degree 45' East a distance of 341.33 feet; thence South 89 degrees 57' West 248.18 feet; thence North 4 degrees 03' West 139.1 feet; thence North 33 degrees 00' West 549.5 feet; thence North 72 degrees 03' West 371.3 feet; thence North 3 degrees 33' West 501.6 feet to the point of beginning of the land herein conveyed; thence North 84 degrees 07' East 336.8 feet; thence South 4 degrees 20' West 127.0 feet; thence North 89 degrees 47' East 136.7 feet; thence North 7 degrees 51' West 160.7 feet; thence North 25 degrees 29' East 186.6 feet; thence North 56 degrees 18' East 227.1 feet; thence North 33 degrees 25' East 183.4 feet; thence North 7 degrees 33' West 112.8 feet; thence North 11 degrees 5' West 172.43 feet to the South right-of-way line of Alabama Highway 25; thence along the South line of said highway right-of-way North 86 degrees 56' West 230.0 feet; thence North 85 degrees 48' West 590.8 feet and North 71 degrees 43' West 517.0 feet; thence run South 43 degrees 00' East 267.0 feet; thence South 52 degrees 48' East 277.8 feet; thence South 33 degrees 03' East 210.0 feet; thence South 3 degrees 33' East 475.6 feet to the point of beginning.

LESS AND EXCEPT that portion sold to the City of Montevallo Water Works and subject to easement for water line, the same being described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East and run South 88 degrees 00' West along the South line of said forty a distance of 461.21 feet; thence South 18 degrees 47' East a distance of 20.65 feet to the point of beginning, being the Southeast corner of the lot herein conveyed; thence North 87 degrees 30' West a distance of 100.00 feet; thence North 2 degrees 30' East a distance of 100.0 feet; thence South 87 degrees 30' East a distance of 100 feet; thence South 2 degrees 30' West a distance of 100.0 feet to the point of beginning, containing 0.21 acres, more or less, located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama. Said easement is described as being an easement 10 feet wide, 5 feet on each side of a center line described as beginning at the NE corner of the lot above described and run North 7 degrees 00' East a distance of 126.69 feet to the South right-of-way of Highway No. 25; and also an extension of the above described easement beginning at a point 5 feet East of the NE corner of the said above described water tank lot and extending South 7 degrees 00' to an intersection with the East side of said lot; thence North 2 degrees 00' East to the NE corner of said lot; thence East 5 feet to the point of beginning.

Subject to easements and restrictions of record.

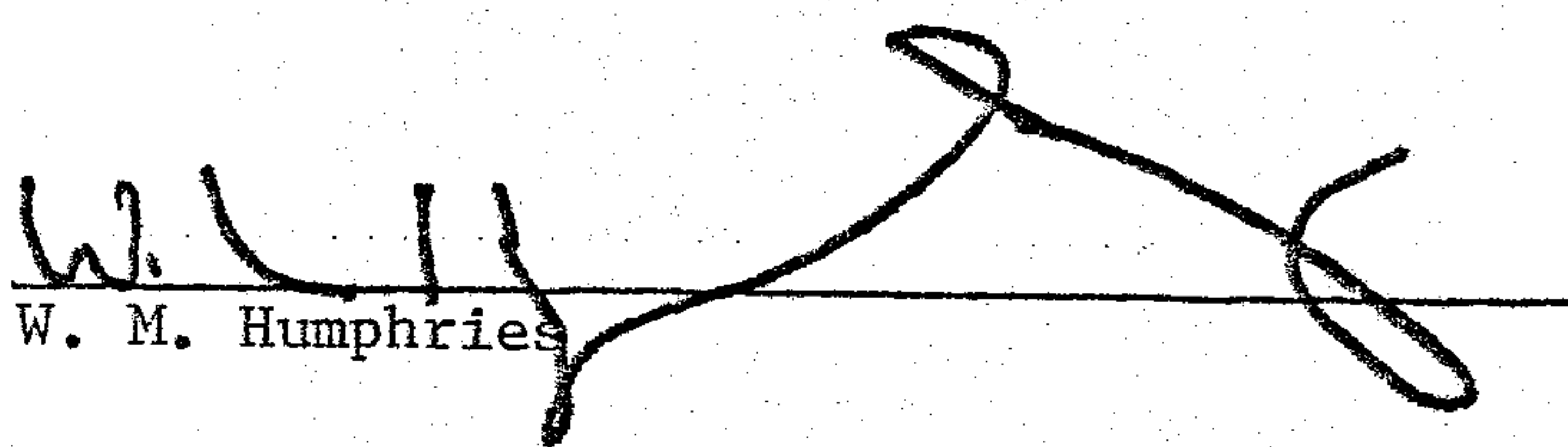
TO HAVE AND TO HOLD TO the said W. M. Humphries Development Company, Inc., a corporation, its successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said W. M. Humphries Development Company, Inc., a corporation, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1974 taxes; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said W. M. Humphries Development Company, Inc., a corporation, its successors and

and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of June, 1974.

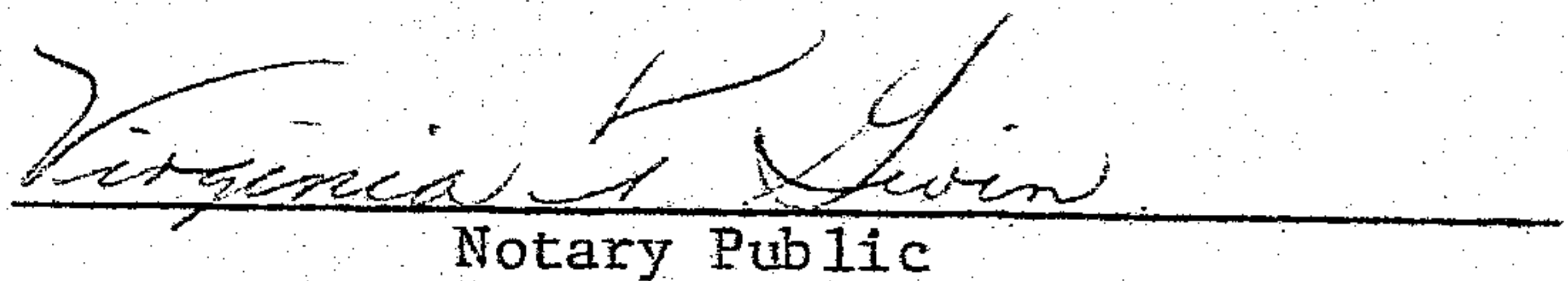
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W. M. Humphries

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. M. Humphries, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 1974.


Notary Public

BOOK 287 PAGE 619

STATE OF ALA. SEAL
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL -2 AM 9:44
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONF. BY
JUDGE OF PROBATE