

STATE OF ALABAMA)
JEFFERSON COUNTY)

6679
This instrument prepared by:
DANIEL M. SPITLER
1200 City Natl. Bank Bldg.
Birmingham, Alabama 35203

KNOW ALL MEN BY THESE PRESENTS,

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

Commence at the SW corner of the SW-1/4 of the SE-1/4 of Section 2, Township 24 North, Range 12 East and proceed South 89° 57' West a distance of 1350.0 feet; thence North 1° 45' East a distance of 341.33 feet; thence South 89° 57' West 248.18 feet; thence North 4° 03' West 139.1 feet; thence North 33° 00' West 549.5 feet; thence North 72° 03' West 371.3 feet; thence North 3° 33' West 501.6 feet to the point of beginning of the land herein conveyed; thence North 84° 07' East 336.8 feet; thence South 4° 20' West 127.0 feet; thence North 89° 47' East 136.7 feet; thence North 7° 51' West 160.7 feet; thence North 25° 29' East 186.6 feet; thence North 56° 18' East 227.1 feet; thence North 33° 25' East 183.4 feet; thence North 7° 33' West 112.8 feet; thence North 11° 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° 56' West 230.0 feet; thence North 85° 48' West 590.8 feet and North 71° 43' West 517.0 feet; thence run South 43° 00' East 267.0 feet; thence South 52° 48' East 277.8 feet; thence South 33° 03' East 210.0 feet; thence South 3° 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-1/4 of the NW-1/4 of Section 2, Township 24 North, Range 12 East and run South 88° 00' West along the South line of said forty a distance of 461.21 feet; thence South 18° 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° 30' West a distance of 100.00 feet; thence North 2° 30' East a distance of 100.0 feet; thence South 87° 30' East a distance of 100 feet; thence South 2° 30' West a distance of 100.0 feet to the point of beginning, containing 0.21 acres, more or less, located in the SW-1/4 of the NW-1/4 and the NW-1/4 of the SW-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° 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° 00' to an intersection with the East side of said lot; thence North 2° 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, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with the said W. M. Humphries, his heirs and assigns, that

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19740702000032740 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/02/1974 12:00:00AM FILED/CERT

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June, 1974.

19740702000032740 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/02/1974 12:00:00AM FILED/CERT

Eloise H. Humphries
Eloise H. Humphries

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Eloise H. Humphries, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 19th day of June, 1974.

Denise M. Spittle
Notary Public

STATE OF ALABAMA
NOTARY PUBLIC
1974 JUL -2 PM 9:44
U.C.C. FILE NUMBER OR
B.K. & PAGE AS SHOWN ABOVE
CONF. BY JUDGE
JUDGE OF PROBATE

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