

6725

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that in consideration of Seventeen Thousand Five Hundred and No/100 (\$17,500.00) Dollars to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we James Huckaby and wife, Lois Huckaby (herein referred to as grantors), grant, bargain, sell and convey unto Martelia B. Swagler (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, said point being situated on the Northerly right of way line of a county road; thence run in a Westerly direction along the North line of said quarter-quarter a distance of 41.35 feet; thence turn an angle to the left of 78 degrees 31 minutes and 11 seconds and run South 0 degrees 00 minutes a distance of 30.61 feet to the center line of said county road; thence run North 78 degrees 31 minutes and 11 seconds East a distance of 266.22 feet to the point of commencement of a curve to the right having a central angle of 63 degrees 01 minutes and 49 seconds and a radius of 163.10 feet; thence continue along the arc of said curve a distance of 179.42 feet to the end of said curve; thence run in a Southeasterly direction along the tangent extended to the last described curve a distance of 99.82 feet; thence turn an angle to the right of 90 degrees 00 minutes and run in a Southwesterly direction a distance of 55.00 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a Southeasterly direction a distance of 30.00 feet to the point of beginning; from said point of beginning turn an angle to the right of 90 degrees 00 minutes to the tangent of a curve having a central angle of 9 degrees and 57 minutes and a radius of 730.43 feet; thence continue along the arc of said curve a distance of 126.85 feet; thence run South 38 degrees 57 minutes and 30 seconds East a distance of 282.51 feet to a point that is situated 9 feet Northwesterly of the lake edge (property described herein includes all property to water edge); thence run North 70 degrees 43 minutes East a distance of 163.22 feet to a point that is situated 5 feet Northwesterly of water edge; thence run North 69 degrees 25 minutes East a distance of 173.55 feet to a point that is situated 5 feet Northwesterly of water edge; thence run North 52 degrees 47 minutes

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East a distance of 122.10 feet to its intersection with a Southwesterly right of way line of said county road, said point being a point of commencement of curve to the left (tangent to said curve having a bearing of North 48 degrees 31 minutes West) having a central angle of 44 degrees 28 minutes and a radius of 153.40 feet; thence continue along the arc of said curve a distance of 119.05 feet to the end of said curve; thence run South 87 degrees 01 minutes West a distance of 167.82 feet along the Southerly right of way line of said public road to the point of commencement of a curve to the right having a central angle of 54 degrees 32 minutes and a radius of 224.02 feet; thence continue along the arc of said curve a distance of 213.22 feet to the end of said curve and the point of commencement of another curve to the left having a central angle of 90 degrees and 00 minutes and a radius of 25.00 feet; thence continue along the arc of said curve a distance of 39.27 feet to the point of beginning. Said parcel contains 1.6 acres, more or less, according to survey of Coulter & Gay dated March 8, 1972 (being Parcel One).

Minerals and mining rights excepted, and subject to easements and rights of way of record.

The grantors also grant, bargain, sell and convey to the grantee and her guests and invitees, a perpetual, non-exclusive right and easement to use the lake which is adjacent to the above described real estate (known as Huckaby Lake) for recreational purposes.

Subject to the following restrictive covenants, which shall be construed as running with the land, said property shall be used for residential purposes only and shall be limited to one residence (exclusive of out-buildings) containing a minimum of 2,000 square feet of floor space, and no residence or out-building shall be located closer than 60 feet from the centerline of the road or street providing access to said property.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for ours heirs, executors, administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, her heirs and

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assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 1 day of July, 1974.

James W. Huckaby, Jr. is the same person as James Huckaby.

James W. Huckaby Jr.
Lois Huckaby


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STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lois Huckaby (wife of James Huckaby) 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.

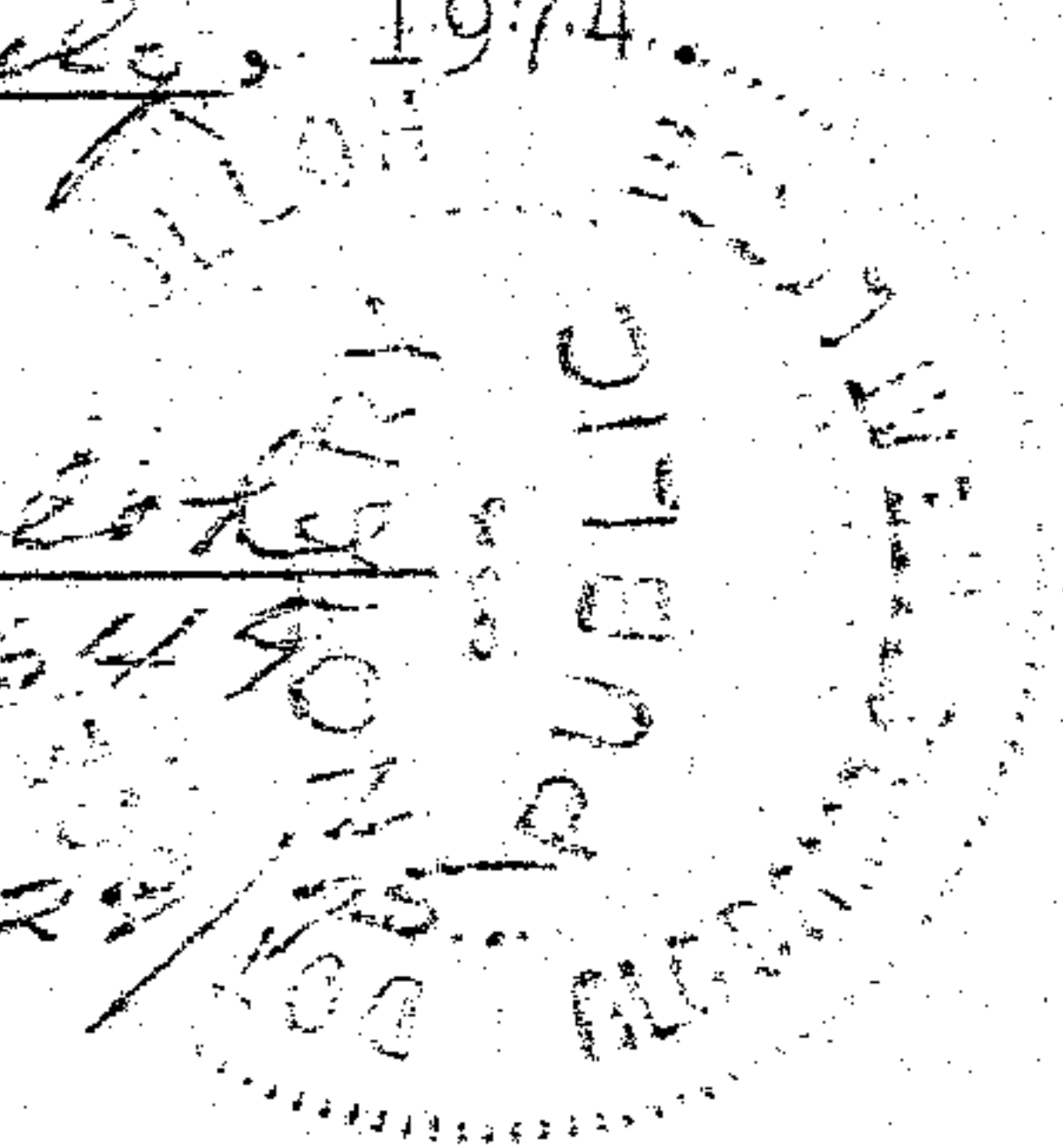
Given under my hand and official seal this 1st day of July, 1974.



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Doc. Doan McCulloch
Notary Public #13649

My commission expires 9/27/76



STATE OF ALABAMA

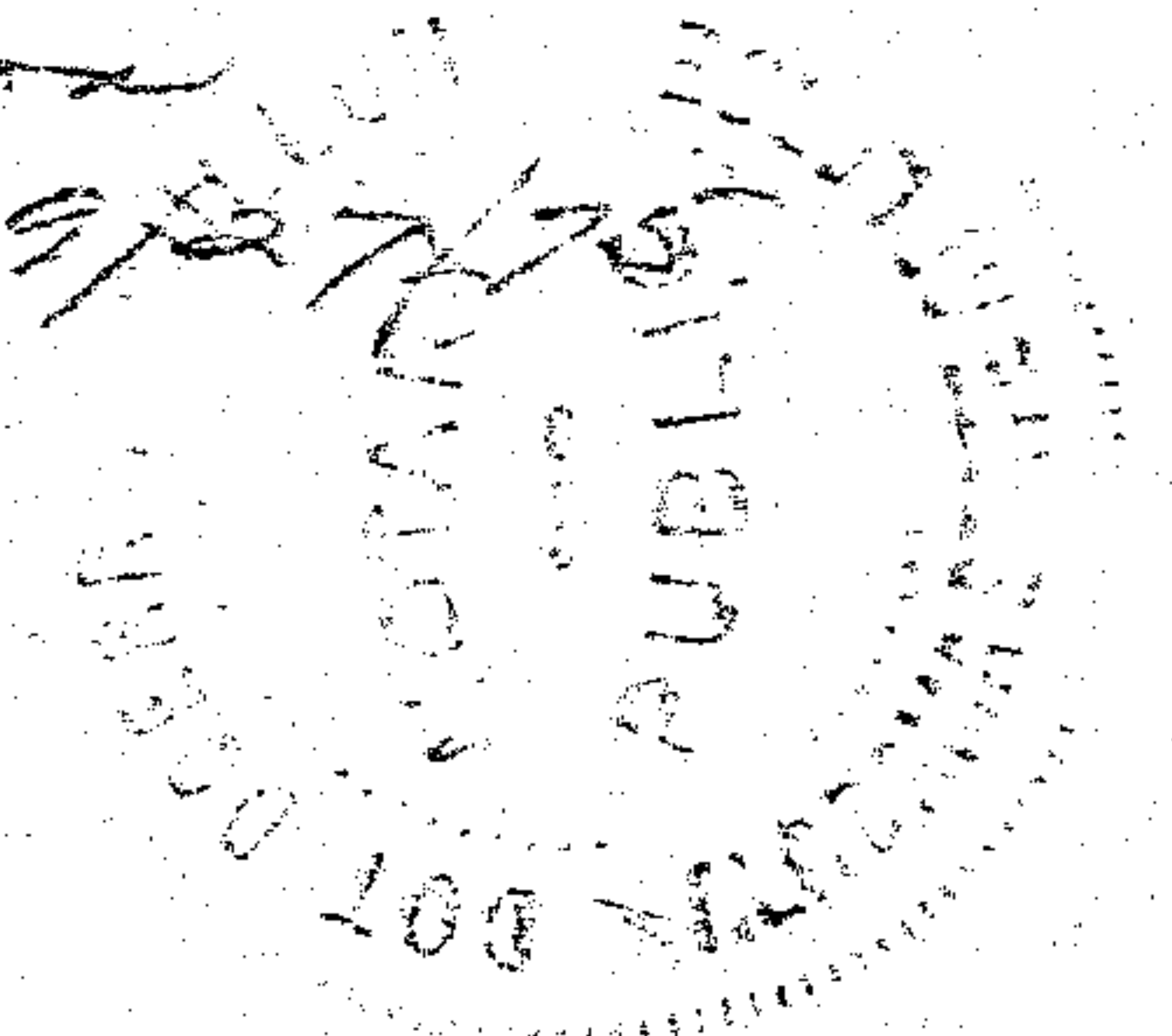
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Huckaby 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 1st day of July, 1974.

Doc. Doan McCulloch
Notary Public #13649

My commission expires 9/27/76



THIS INSTRUMENT PREPARED BY:
FRANK C. GALLOWAY, JR.
CABANISS, JOHNSTON & GARDNER
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Birmingham, Alabama 35203