

J-18353
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42.95

STATE OF ALABAMA)
COUNTY OF SHELBY)

19741031000052960 1/3 \$.00
Shelby Cnty Judge of Probate, AL
10/31/1974 01:00:00 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT in consid-
eration of ONE DOLLAR (\$1.00) and love and affection to the
undersigned grantors, in hand paid by the grantee herein,
the receipt whereof is acknowledged, we, RALPH D. SANDERSON
and wife CARLA J. SANDERSON (herein referred to as grantor),
grant, bargain, sell and convey unto RALPH D. SANDERSON
(herein referred to as grantee), the following described
real estate situated in Shelby County, Alabama, to-wit:

All that part of the SE 1/4 of NE 1/4 and SW 1/4 of NE 1/4 lying
North of the L & N Railroad right-of-way and South of Buck Creek.
Also, all that portion of the SE 1/4 of NW 1/4 lying North of the
L & N Railroad right-of-way and South of Buck Creek and East of
the Helena to Acton Road. Situated in Section 15, Township 20
South, Range 3 West. LESS & EXCEPT Spur track belonging to L &
N Railroad as described in Deed Book 42, Page 629.

From the northwest corner of SE 1/4 of NW 1/4, Section 15, Town-
ship 20 South, Range 3 West, looking South along the west line
thereof, turn an angle to the left of 44 deg. 09 min. and run
southeasterly for 164.4 feet; thence left 16 deg. 09 min. for
179.15 feet; thence left 23 deg. 27 min. for 30 feet; thence
right 87 deg. 18 min. for 56.25 feet; thence right 3 deg. 43
min. for 156.96 feet to the point of beginning of the land herein
described; thence from said point of beginning thus obtained,
turn an angle left of 92 deg. 02 min. and run easterly for 180.20
feet; thence right 97 deg. 41 min. for 69.7 feet; thence left
95 deg. 14 min. for 49.35 feet; thence right 90 deg. for 19.30
feet; thence left 96 deg. 32 min. for 247.04 feet to the north
bank of Buck Creek; thence right 93 deg. 25 min. for 125.45 feet
across Buck Creek to the north line of the Rolling Mill property;
thence right 34 deg. 50 min. for 37.23 feet; thence left 11 deg.
09 min. for 74.30 feet; thence right 9 deg. 00 min. for 102.30
feet; thence right 6 deg. 30 min. for 37.80 feet; thence right
14 deg. 00 min. for 60.0 feet; thence right 12 deg. 30 min. for
34.80 feet; thence left 7 deg. 55 min. for 31.95 feet; thence
left 26 deg. 34 min. for 246.80 feet to the north line of a
public road; thence right 67 deg. 50 min. and along said north
line of the public road for 330.1 feet to the west line of said
SE 1/4 of NW 1/4; thence continue along the same course for 46
feet to the southeast corner of the lot formerly known as the
Keef lot; thence right 76 deg. 23 min. and in a northerly direc-
tion parallel with the west line of said SE 1/4 of NW 1/4 to
Buck Creek; thence easterly up Buck Creek to the east line of
the Helena-Acton Road right-of-way; thence northerly along the
east line of said road right-of-way to the point of beginning.
Less any portion lying West of Helena to Acton Road.

EXCEPTING mineral and mining rights to all above lands that lies
in the SW 1/4 of NW 1/4 and also all above land that lies east
of Ridge and North of Creek in SE 1/4 of NW 1/4, Section 15,
Township 20, Range 3 West. Also EXCEPT 30 foot right-of-way
sold to Town of Helena, as described in Deed Book 187, Page 390.

BOOK 289 PAGE 405

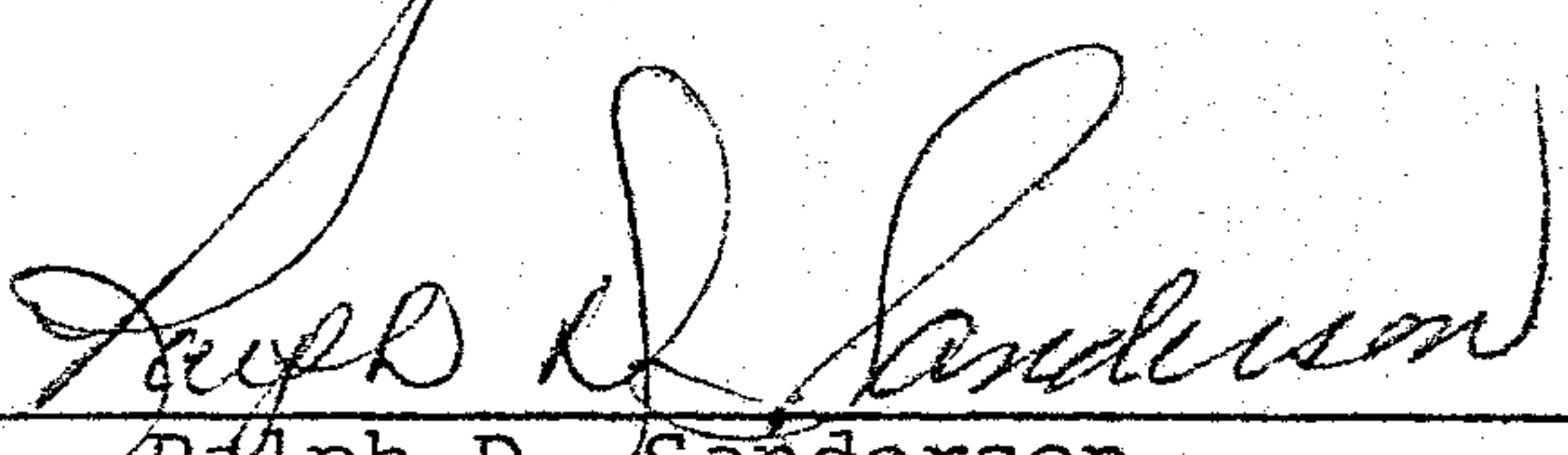
SUBJECT TO: Taxes for the year 1975 a lien not yet due and payable; transmission line permits to Alabama Power Company dated November 17, 1913, recorded in Deed Book 57, page 88, dated March 19, 1951, recorded in Deed Book 146, page 304, and dated November 23, 1955, recorded in Deed Book 177, page 499, aforesaid Probate Office; Plantation Pipe Line Easement dated August 16, 1941, recorded in Deed Book 112, page 296, aforesaid Probate Office; title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto on lands in the SW 1/4 of NW 1/4 and all the above described land lying east of the Ridge and north of the creek in SE 1/4 of NW 1/4; all in Section 15, Township 20, Range 3 West, Shelby County, Alabama.

This conveyance is subject further to mortgage by Ralph D. Sanderson and wife Carla J. Sanderson to James F. Shackelford and Lillian J. Shackelford, recorded in Mortgage Book 338, page 739, aforesaid Probate Office.

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

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, his 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 24th day of October, 1974.



Ralph D. Sanderson (SEAL)



Carla J. Sanderson (SEAL)



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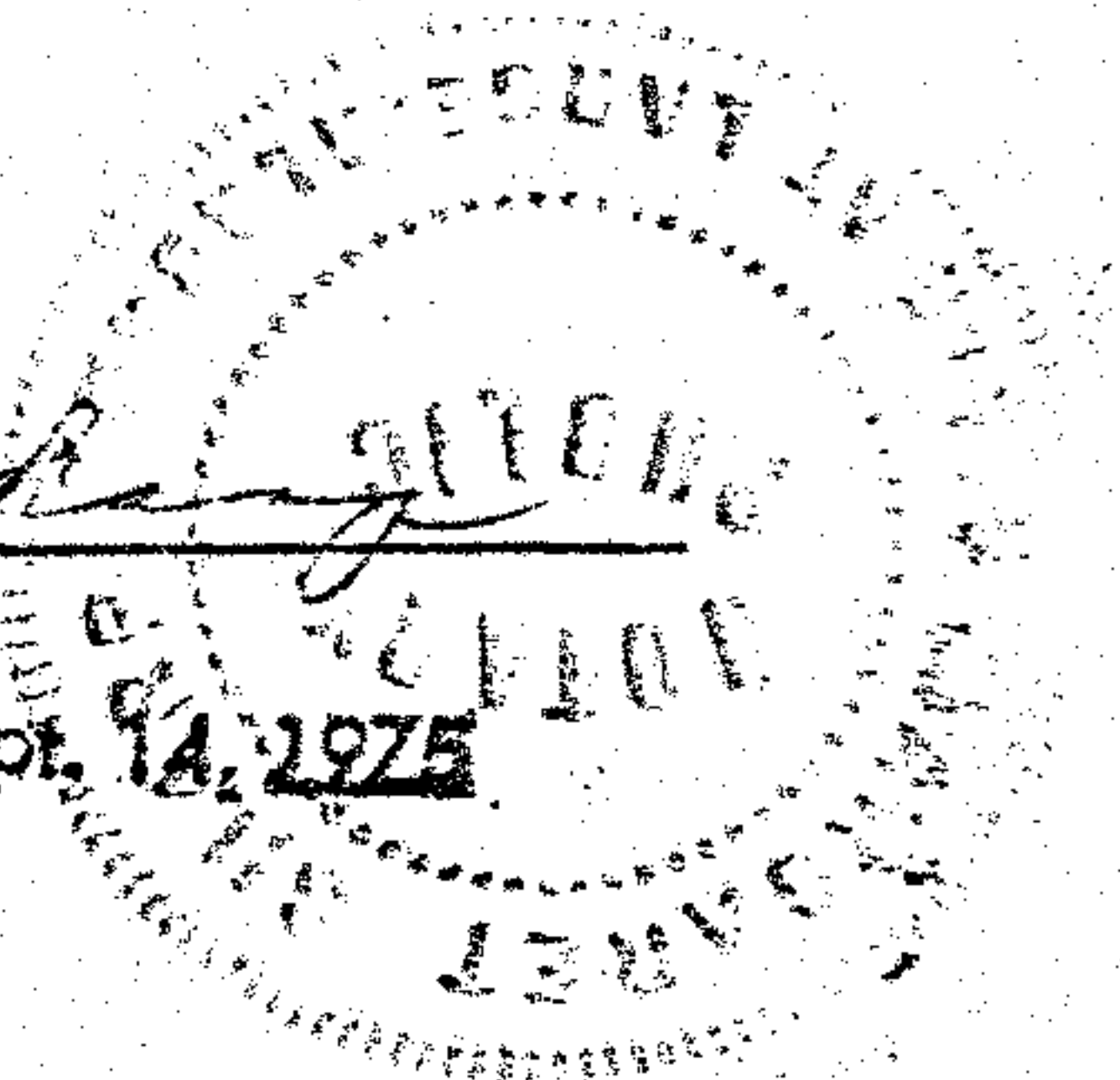
BOOK 289 PAGE 406

STATE OF ALABAMA)
)
 _____ COUNTY)

I, the undersigned authority, a Notary Public
in and for said County in said State, hereby certify that
Ralph D. Sanderson and wife Carla J. Sanderson, whose names
are signed to the foregoing conveyance and who are known
to me, acknowledged before me on this day that, being in-
formed of the contents of the conveyance, they executed
the same voluntarily on the day the same bears date.

Given under my hand and seal this 24th day of
October, 1974.

Margaret S. [Signature]
Notary Public
My Commission Expires Sept. 14, 1975



This instrument was prepared by Paul O. Woodall, Attorney
at Law, 1600 Bank for Savings Building, Birmingham, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT 31 AM 8:04
U.C.C. FILE NUMBER OR
R.E. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

19741031000052960 3/3 \$.00
Shelby Cnty Judge of Probate, AL
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