

DEED, STATUTORY WARRANTY

19741219000060900 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1974 12:00:00AM FILED/CERT

THE STATE OF ALABAMA,

1554

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY,

That for and in consideration of One Thousand and no/100 ---- Dollars and other good and valuable consideration to the undersigned grantor Anniston Production Credit Association in hand paid by Shoal Creek Association, a partnership the receipt whereof is acknowledged, the said Anniston Production Credit Association does grant, bargain, sell and convey unto the said Shoal Creek Association the following described real estate, to-wit:

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$; the E $\frac{1}{2}$ of SW $\frac{1}{4}$; the NW $\frac{1}{4}$ of SW $\frac{1}{4}$; and all of the SW $\frac{1}{2}$ of SW $\frac{1}{4}$ lying North of the right-of-way of Highway 25 (there being approximately one acre south of said Highway Number 25 right-of-way in said $\frac{1}{4}$ - $\frac{1}{4}$ section. All the above land is situated in Section 3, Township 18, Range 1 East, Shelby County, Alabama; Mineral and mining rights excepted.

ALSO, the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, lying North of the Columbiana to Ashville Road; the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, all of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying North of the old County road; all of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, lying North of the right-of-way of Highway No. 25; all of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying North of the right-of-way of Highway 25 and North of the Central of Georgia Railroad right-of-way; all of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ except a strip on the west side described as follows: Begin at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and thence run south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1,308.25 feet to the southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle of 88 deg. to the left and run east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 100.0 feet; thence turn an angle of 92 deg. to the left and run north and parallel with the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 908.25 feet; thence turn an angle of 14 deg. 03 min. to the left and run a distance of 412.34 feet to the point of beginning. All the above land is situated in Section 4, Township 18 South, Range 1 East, Shelby County, Alabama; All of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, except a tract in the NW corner thereof described as follows: Begin at the northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and thence run south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 138.65 feet; thence turn an angle of 123 deg. 56 min. to the left and run a distance of 52.30 feet; thence turn an angle of 38 deg. 41 min. to the left and run 112.50 feet to the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle of 105 deg. 45 min. to the left and run west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 76.90 feet to the point of beginning.

All of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, except a tract in the southwest corner thereof described as follows: Begin at the southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and thence run east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 76.90 feet; thence turn an angle of 102 deg. 51 min. to the left and run a distance of 65.00 feet; thence turn an angle of 77 deg. 45 min. to the left and run a distance of 64.30 feet to a point on the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle of 91 deg. 02 min. to the left and run south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 62.80 feet to the point of beginning.

LESS AND EXCEPT the following: Part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ and part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows: From the NE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, of said Section, run South 55 deg. 45 min. West (magnetic bearing), 342 feet to the point of beginning; thence South 40 deg. 00 min. West, 433.47 feet; thence North 44 deg. 44 min. West, 118.89 feet; thence North 40 deg. 52 min. East, 538.96 feet; thence North 49 deg. 00 min. East, 372.46 feet; thence South 42 deg. 38 min. East 246.55 feet; thence South 48 deg. 10 min. West, 446.1 feet; thence North 50 deg. 30 min. West, 129.3 feet to the point of beginning. Containing 3.84 acres, more or less.

All of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4 except a tract in the southeast corner thereof described as follows: Begin at the southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 62.80 feet; thence turn an angle of 112 deg. 02 min. to the left and run a distance of 29.90

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feet; thence turn an angle of 67 deg. 03 min. to the left and run a distance of 50.40 feet to the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle of 88 deg. 22 min. to the left and run east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 27.60 feet to the point of beginning. All of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, lying east of the Central of Georgia Railroad right-of-way; all of the NW diagonal half of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying east of the Central of Georgia Railroad right-of-way; a tract in the SE diagonal half of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ described as follows: Begin at the southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and thence run north along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1,169.60 feet; thence turn an angle of 111 deg. 40 min. to the left and run a distance of 238.10 feet; thence turn an angle of 11 deg. 01 min. to the right and run a distance of 184.70 feet to the center of an old road; thence turn an angle of 41 deg. 15 min. to the left and run along the center of said old road a distance of 223.04 feet to the center of an old county road; thence turn an angle of 6 deg. 28 min. to the right and run along the center of said old county road a distance of 130.60 feet; thence turn an angle of 22 deg. 11 min. to the left and run along and across the center of said old county road a distance of 301.5 feet to the northwest corner of the Dunnivant School lot; thence turn an angle of 85 deg. 26 min. to the left and run along the north line of said school lot a distance of 288.19 feet; thence turn an angle of 62 deg. 30 min. to the right and run along the east line of said school lot a distance of 264.40 feet to the point of beginning. All the above land being situated in Section 4, Township 18 South, Range 1 East, Shelby County, Alabama.

Subject to easements to Alabama Power Company and subject to right-of-ways to Shelby County and State of Alabama for roads.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

In Witness Whereof, the said Anniston Production Credit Association, by its President W. E. Morgan, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of December, 1974.

ATTEST:

Secretary

ANNISTON PRODUCTION CREDIT ASSOCIATION
BY As Its President

State of Alabama
Calhoun County

I, Lynda H. Gilmer, a Notary Public in and for said County, in said State, hereby certify that W. E. Morgan, whose name as President of Anniston Production Credit Association, a corporation, 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 such conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19 day of December, 1974.

Notary Public



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