

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

1795
19750106000000630 1/3 \$.00
Shelby Cnty Judge of Probate, AL
01/06/1975 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

Forty-one Thousand, Nine Hundred Ten and no/100 -----Dollars

to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Maude Denson, a widow; Dorothy Denson Mahan and husband, J.W. Mahan, Jr. and Emma Jo Denson Todd and husband, William B. Todd, (herein referred to as grantors), grant, bargain, sell and convey unto Caroline M. Raughley (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

2430 MAR 26 1975
800K

All that part of the East half of the Northwest Quarter of Section 23, Township 19 South, Range 2 West, that lies Northwest of the center-line of Bishop Creek and Southeast and Southwest of property presently owned by E.E. Raughley (Known as the old Allan place, as recorded in Deed Book 274, Page 383, in the Probate Office of Shelby County, Alabama, and Northeast of the Lands of G.W. Cross Estate, as recorded in Deed Book 105, Page 338, in said Probate Office; and Tract being more particularly described as follows; Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 23, Township 19 South, Range 2 West and run East along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 522.20 feet; thence an angle of 129 deg. 00 min. right and run Southwesterly a measured distance of 778.80 feet; thence a measured angle of 89 deg. 54 min. 30 sec. left and run Southeasterly 532.50 feet to point of beginning; thence continue Southeasterly along last described course 765.02 feet to a point on Northwesterly bank of Bishop Creek; thence an angle left of 126 deg. 09 min. and run Northerly (along traverse line being 20 feet Northwesterly of center-line of Creek, and area between center-line and traverse line to be included) 37.0 feet; thence right 39 deg. 49 min. 30 sec. and running Northeasterly 72.05 feet; thence right 99 deg. 37 min. 15 sec. and run Southeasterly 65.4 feet; thence 99 deg. 00 min. left and run Northeasterly 51.07 feet; thence 57 deg. 32 min. left and run Northwesterly 112.7 feet; thence 23 deg. 46 min. 30 sec. right and run Northeasterly 65.58 feet; thence 50 deg. 29 min. right and run Northeasterly 117.85 feet; thence 38 deg. 31 min. 30 sec. left and run Northeasterly 161.15 feet; thence 34 deg. 05 min. 30 sec. right and run Northeasterly 73.92 feet to end of Creek tranverse and to a point on E.E. Raughley presently owned property, Deed Book 274, Page 383, Probate Office of Shelby County, Alabama; thence an angle left of 66 deg. 39 min. 15 sec. and run Northerly along said Deed line 509.88 feet; thence left 42 deg. 20 min. and run Northwesterly 323.75 feet; thence left 97 deg. 20 min. and Southerly 150.7 feet; thence 12 deg. 44 min. right and run Southwesterly 224.44 feet; thence 3 deg. 10 min. left and run Southwesterly 302.12 feet; thence 2 deg. 04 min. right and run Southwesterly 235.83 feet to point of beginning;

TO HAVE AND TO HOLD to the said Caroline M. Raughley, her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

3rd day of January, 1975.

Maude Denson
Maude Denson

By Dorothy D. Mahan
As Attorney in Fact

Dorothy Denson Mahan
Dorothy Denson Mahan

J. W. Mahan Jr.
J. W. Mahan, Jr.

Emma Jo Denson Todd
Emma Jo Denson Todd

William B. Todd
William B. Todd



19750106000000630 2/3 \$.00
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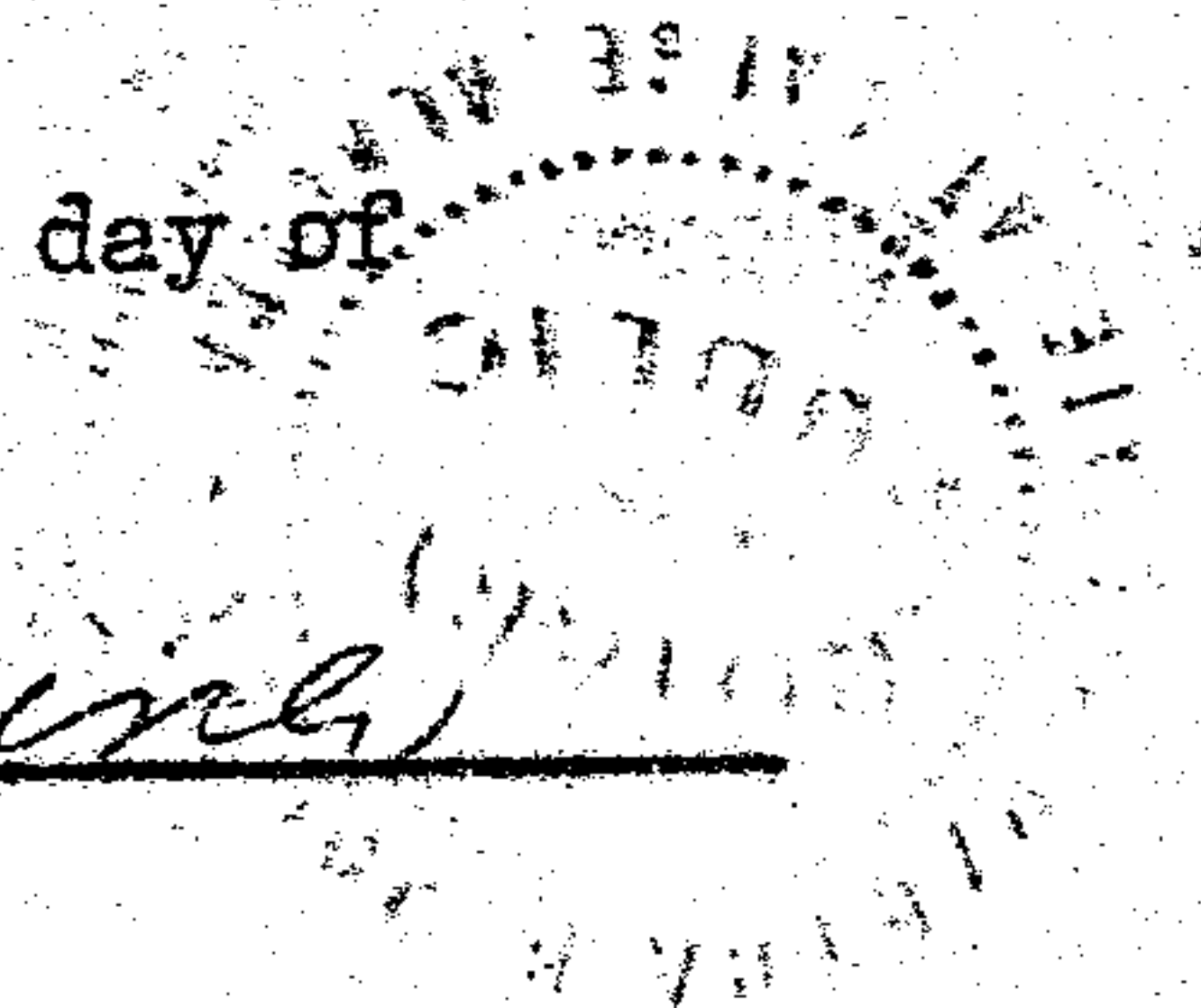
1975010600000630 3/3 \$.00
Shelby Cnty Judge of Probate, AL
01/06/1975 12:00:00AM FILED/CERT

THE STATE of ALABAMA)
SHELBY COUNTY)

I, Martha B. Joiner, a Notary Public in and for
said County, in said State, hereby certify that Dorothy Denson Mahan and husband,
Emma Jo Denson Todd and husband, William B. Todd
J. W. Mahan, Jr. and/ whose names are signed to the
foregoing conveyance, and who are known to me acknowledged before me
on this day, that being informed of the contents of the conveyance they executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of
January 1975.

Martha B. Joiner
Notary Public



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THE STATE of Alabama)
Shelby COUNTY)

I, Martha B. Joiner, a Notary Public in and for
said County, in said State, hereby certify that Dorothy D. Mahan
whose name as Attorney in Fact

for Maude Denson
~~incorporation~~, 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
attorney-in-fact as shown by Power of Attorney
conveyance, he, as such officer and with full authority, executed the same volun-
tarily for and as the act of said corporation. Maude Denson, a widow.

Given under my hand and official seal, this the 3rd day of
January, 1975.

Martha B. Joiner
Notary Public

