

5714

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of one dollar and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, William A. Yon and wife, Elizabeth M. Yon, Christopher D. Potter and wife, Janet Potter, Philip Mohring and wife, Hunter Mohring, Ralph W. Gilmore and wife, Elizabeth R. Gilmore, Maria B. Campbell, a single woman, and Colin R. Campbell and wife, Margaret P. Campbell (hereinafter referred to as grantor), grant, bargain, sell and convey unto Allen E. Shealy and wife, Eleanor L. Shealy, as joint tenants with right of survivorship (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:


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PARCEL I

A parcel of land situated and lying in the NE-1/4 of the NW-1/4 of Section 2, Township 20 South, Range 1 West of the Huntsville principal meridian, being more particularly described as follows:

Commencing at the NW corner of said 1/4-1/4 section and running south along the western boundary of said 1/4-1/4 section 275 feet to a point in the southern edge of the Shelby County gravel road; thence in a southeasterly direction along the southern edge of said Shelby County gravel road 90 feet to the point of beginning. Thence south along an old fence line parallel to the western boundary of said 1/4-1/4 section a distance of 675 feet to the point of beginning; thence continuing south along said old fence line a distance of 305 feet to the intersection of the south line of said 1/4-1/4 section, thence turning an angle of 88 degrees 53-1/2 minutes to the left, a distance along the south line of said 1/4-1/4 section of 870 feet to the center of Yellow Leaf Creek; thence in a northerly and northwesterly direction along the center line of said creek as it meanders a distance of 920 feet more or less along the center of said creek to the southeast corner of the property conveyed on even date herewith to Valerie R. Cooper, thence in a southwesterly direction along the south line of the property conveyed on even date herewith to Valerie R. Cooper a distance of 540 feet to the point of beginning. Containing 9 acres more or less.

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In addition Grantor hereby grants to Grantee a perpetual easement and right of access described as follows: A thirty foot (30') strip of land lying along, adjacent to and within the westerly boundary of the following described tract of land conveyed on even date herewith by Grantor to Valerie R. Cooper, to wit:

A parcel of land situated and lying in the NE-1/4 of the NW-1/4 of Section 2, Township 20 South, Range 1 West of the Huntsville principal meridian, being more particularly described as follows:

Commencing at the NW corner of said 1/4-1/4 section and running south along the west boundary of said 1/4-1/4 section 275 feet to a point in the southern edge of the Shelby County gravel road; thence in a southeasterly direction along the southern edge of said Shelby County gravel road 90 feet to the point of beginning;

Thence south along an old fence line 58 feet east and parallel with the west line of said 1/4-1/4 section a distance of 675 feet; thence turning an angle of 130° to the left a distance of 540 feet to the center of Yellow Leaf Creek; thence in a northerly and northwesterly direction along the center line of said creek as it meanders a distance of 435 feet more or less to a point under the south edge of a bridge crossing Yellow Leaf Creek; thence in a westerly direction along the southern edge of said Shelby County gravel road a distance of 210 feet more or less to the point of beginning. Containing 4 acres more or less.

PARCEL II

An undivided one-tenth interest, as a tenant in common with Grantor, and not as a tenant by the entirety, in the following described real estate:

A parcel of land lying partially in the SE-1/4 of the SW-1/4 of Section 35, Township 19 South, Range 1 West of the Huntsville principal meridian, and partially in the NE-1/4 of the NW-1/4 of Section 2, Township 20 South, Range 1 West of the Huntsville principal meridian, being more particularly described as follows:

Commence at the SE corner of the said SE-1/4 of the SW-1/4 section, being also the NE corner of the said NE-1/4 of the NW-1/4 section, run west along the common line of the two described 1/4-1/4 sections a distance of 450 feet to the point of beginning;

Thence south and parallel with the east line of the said NE-1/4 of the NW-1/4 section a distance of 270 feet to a point in the center line of the Shelby County gravel road; thence west-northwest along the center line of said gravel road a distance of 230 feet more or less

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to an intersection with an old road as located by survey of J. C. Kelley, Jr., dated May 1972 and indicated as such on the survey map; thence north along the center line of said old road as it meanders a distance of 330 feet more or less to a point in the center line of said old road; thence east and parallel with the common line between the two said 1/4-1/4 sections a distance of 250 feet; thence south and parallel with the east line of the said SE-1/4 of the SW-1/4 section of a distance of 110 feet to the point of beginning; containing 2.01 acres.

PARCEL III

An undivided one-tenth interest, as a tenant in common with Grantor, and not as a tenant by the entirety, in the following described real estate:

A parcel of land situated and lying in the NE-1/4 of the NW-1/4, Section 2, Township 20 South, Range 1 West of the Huntsville principal meridian and the SE-1/4 of the NW-1/4 of Section 2, Township 20 South, Range 1 West being more particularly described as follows:

Commence at a point in the south edge of the Shelby County gravel road as it crosses the west line of the said NE-1/4 of the NW-1/4 of Section 2, run in a southeasterly direction along the southern edge of said gravel road a distance of 100 feet more or less to the point of beginning.

Thence south and parallel with the west line of said first described 1/4-1/4 section along a fence a distance of 975 feet more or less to the south line of the said NE-1/4 of the NW-1/4 of Section 2, being also the north line of the said SE-1/4 of the NW-1/4 of Section 2; thence continuing south and parallel to the west line of the said SE-1/4 of the NW-1/4 of Section 2 a distance of 390 feet more or less along said fence to a point of intersection with a fence surrounding the Niven's farm; thence in an easterly and southeasterly direction along said fence as it meanders a distance of 875 feet more or less to a point at which said fence intersects with the Yellow Leaf Creek; thence in a southerly direction along the westerly edge of Yellow Leaf Creek as it meanders a distance of 925 feet more or less to a point at which said creek intersects with the south line of the said SE-1/4 of the NW-1/4 of Section 2; thence in an easterly direction along said south line a distance of 325 feet more or less to the southeast corner of the said SE-1/4 of the NW-1/4 of Section 2; thence North along the east line of said 1/4-1/4 section a distance of 1,322.0 feet to the northeast corner of the said SE-1/4 of the NW-1/4 of Section 2, being also the southeast corner of the said NE-1/4 of the NW-1/4 of Section 2; thence continuing

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north along the east line of the said NE-1/4 of the NW-1/4 of Section 2 a distance of 760 feet more or less to the center line of the aforementioned Shelby County gravel road; thence in a northwesterly and westerly direction along the center line of said gravel road a distance of 1,450 feet more or less to the point of beginning; all as shown outlined in red on the copy of the survey map of J. C. Kelley, Jr., dated May 1972, which is attached hereto and made a part hereof; except that parcel of land conveyed to Ralph W. Gilmore and wife, Elizabeth R. Gilmore by deed dated September 6, 1972, and more particularly described as follows:

Commencing at the NE corner of the NE-1/4 of the NW-1/4 of Section 2, Township 20 South, Range 1 West, run south along the east line of said 1/4-1/4 section to a Shelby County gravel road, thence in a northwesterly direction along the center line of said gravel road a distance of 175 feet more or less to an intersection with an old logging road, being the point of beginning:

Thence begin at the center line of said old logging road run thence in a southerly direction along said center line as it meanders for a distance of 770 feet more or less to a point in the center line of said old road, being at the south edge of a cleared field, thence west and parallel with the north line of said 1/4-1/4 section to a point in the middle of the Yellow Leaf Creek, thence in a northwesterly direction along the center of said creek a distance of 350 feet more or less, thence in a northerly direction a distance of 625 feet to a point in the center of aforementioned Shelby County gravel road, thence in an easterly direction along the center line of said gravel road as it meanders a distance of 400 feet to the point of beginning, containing 6.0 acres;

Also less and except the real estate conveyed to Grantee by this conveyance, and described as Parcel I herein; also less and except the following described real estate conveyed of even date herewith by Grantor to Valerie R. Cooper:

A parcel of land situated and lying in the NE-1/4 of the NW-1/4 of Section 2, Township 20 South, Range 1 West of the Huntsville principal meridian, being more particularly described as follows:

Commencing at the NW corner of said 1/4-1/4 section and running south along the west boundary of said 1/4-1/4 section 275 feet to a point in the southern edge of the Shelby County gravel road; thence in a southeasterly direction along the southern edge of said Shelby County gravel road 90 feet to the point of beginning;

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Thence south along an old fence line 58 feet east and parallel with the west line of said 1/4-1/4 section a distance of 675 feet; thence turning an angle of 130° to the left a distance of 540 feet to the center of Yellow Leaf Creek; thence in a northerly and northwesterly direction along the center line of said creek as it meanders a distance of 435 feet more or less to a point under the south edge of a bridge crossing Yellow Leaf Creek; thence in a westerly direction along the southern edge of said Shelby County gravel road a distance of 210 feet more or less to the point of beginning. Containing 4 acres more or less.

The property described next above is subject to a perpetual easement for access granted to Allen E. Shealy by the Grantors herein, which easement is 30 feet in width and lies within the above described tract, contiguous to the western boundary thereof.

The conveyance of Parcel I, Parcel II, and Parcel III is subject to a mortgage to Mattie Lou Hodge recorded in Mortgage Book 323 at Page 70, in the office of the Judge of Probate of Shelby County, Alabama. The conveyance of Parcel I is also subject to a purchase money mortgage, of even date herewith, from Grantee to Grantor. The conveyance of Parcel I, Parcel II and Parcel III is made subject to all recorded liens, easements, restrictions and covenants.

To have and to hold to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of the 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 assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of January, 1974.

William A. Yon
William A. Yon

Elizabeth M. Yon
Elizabeth M. Yon

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Christopher D. Potter
Christopher D. Potter

Janet Potter
Janet Potter

Philip Mohring
Philip Mohring

Hunter Mohring
Hunter Mohring

Ralph W. Gilmore
Ralph W. Gilmore

Elizabeth R. Gilmore
Elizabeth R. Gilmore

Maria B. Campbell
Maria B. Campbell

Colin R. Campbell
Colin R. Campbell

Margaret P. Campbell
Margaret P. Campbell

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STATE OF ALABAMA)
JEFFERSON COUNTY)

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Shelby Cnty Judge of Probate, AL
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I, Paula Munnelle, a Notary Public in and for said County, in said State, hereby certify that William A. Yon and wife Elizabeth M. Yon, Christopher D. Potter and wife Janet Potter, Philip Mohring and wife Hunter Mohring, Ralph W. Gilmore and wife Elizabeth R. Gilmore, Maria B. Campbell, a single woman, and Colin R. Campbell and wife Margaret P. Campbell, 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 unto my hand and official seal this 29th day of January, 1974.

Paula Munnelle
Notary Public
My Commission Expires Sept. 9, 1974



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SOUTHEAST QUARTER—SOUTHWEST QUARTER
SECTION 35 TOWNSHIP 19 SOUTH-RANGE 1 WEST

NORTHEAST QUARTER—NORTHWEST QUARTER
SECTION 2 TOWNSHIP 20 SOUTH RANGE 1 WEST

SOUTHEAST QUARTER—NORTHWEST QUARTER
SECTION 2 TOWNSHIP 20 SOUTH RANGE 1 WEST

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1975 JUN 25 AM 8:47

Deed Vol. 18.00

Cornel M. M. M. M.
JUDGE OF PROBATE

ROSS FARM

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PARTIALLY
ACCORDING TO DEED
ADVERSE POSSESSION
17.2 ACRES
100 ACRES
7.2 ACRES
17.2 ACRES

