

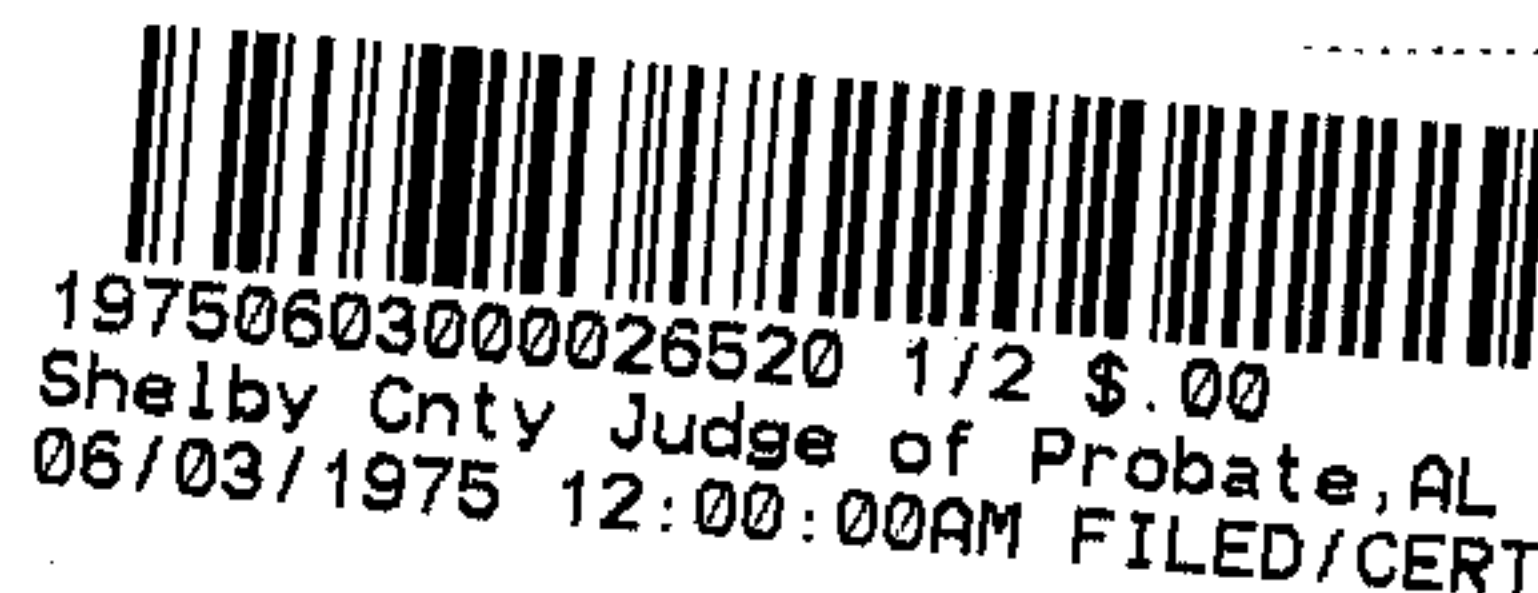
This instrument was prepared by

(Name) Ormond Somerville

(Address) Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand Two Hundred and No/100 Dollars (\$19,200.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Homer A. Jackson, Jr. and wife, Elizabeth B. Jackson,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

E. A. Watts

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Sec. 18, T-21-S, R-2-E; thence run South 88 deg. 50 min. 30 sec. West a distance of 673.38 feet; thence turn an angle of 88 deg. 50 min. 30 sec. to the left and run South a distance of 1064.09 feet; thence run South 65 deg. 20 min. 30 sec. East a distance of 101.59 feet to the point of beginning; thence run along contour line elevation 397 the following courses: North 46 deg. 37 min. 30 sec. East, 240.35 feet; North 5 deg. 08 min. 30 sec. West 43.90 feet; North 76 deg. 22 min. 30 sec. East, 87.36 feet; North 86 deg. 25 min. 30 sec. East, 268.98 feet; South 82 deg. 54 min. 30 sec. East 161.95 feet; South 87 deg. 45 min. 30 sec. East, 128.24 feet; North 75 deg. 49 min. 30 sec. East, 120.16 feet; South 59 deg. 50 min. 30 sec. East 68.45 feet; South 87 deg. 39 min. 30 sec. East, 85.95 feet; South 52 deg. 41 min. 30 sec. East, 39.28 feet; South 11 deg. 39 min. 50 sec. East 287.65 feet; South 24 deg. 18 min. 30 sec. East, 103.70 feet to the South line of the NW 1/4 of the NW 1/4 of said Sec 17, thence run South 88 deg. 50 min. 30 sec. West along the South line of the NW 1/4 of the NW 1/4 of said Sec. 17, and the South line of the NE 1/4 of the NE 1/4 of said Sec. 18, a distance of 1091.01 feet; thence run North 25 deg. 09 min. 30 sec. East a distance of 141.93 feet; thence run North 65 deg. 20 min. 30 sec. West a distance of 193.14 feet to the point of beginning.

It is the intention of the parties that the property conveyed herein is all that part of the NW 1/4 of the NW 1/4, Section 17, Township 21 South, Range 2 East and all that part of the NE 1/4 of NE 1/4, Section 18, Township 21 South, Range 2 East; which is bounded on the East by Lay Dam Reservoir; and

(CONTINUED ON REVERSE SIDE HEREOF)

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hands(s) and seal(s), this 19th day of May, 1975.

Ernesteen S. Jones (Seal)

Ernesteen S. Jones (Seal)

Homer A. Jackson, Jr. (Seal)  
Elizabeth B. Jackson (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Ernesteen S. Jones, a Notary Public in and for said County, in said State, hereby certify that Homer A. Jackson, Jr. and wife, Elizabeth B. Jackson 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 19th day of May, A. D., 1975.

Ernesteen S. Jones  
Notary Public.

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bounded on the North by the 397 ft. contour line (397 ft. above mean sea level) and on the West by the Chert Road which runs from the existing paved road known as Smith Camp Road and also as Shelby County Road No. 103.

Said parcel contains 9.60 acres and is subject to any and all high water or flood easements that may be in existence or may be claimed in any litigation now pending together with a perpetual easement to the grantee and his heirs, executors, administrators and assigns to use the chert road as now located extending from the existing paved road known as the Smith Camp Road and also known as Shelby County Highway No. 103 together with an easement for installation along said road of electric and telephone lines.

Subject, however, to:

- 1. The lien of taxes for 1975 and subsequent years.
- 2. Any rights obtained or claimed in pending suit Record 4, page 381, by Alabama Power Company against Homer A. Jackson, Civil Action No. CA-66-769, in the U. S. District Court for the Northern District of Alabama, Southern Division.
- 3. Transmission line permits in favor of Alabama Power Company recorded in Deed Book 107, page 531; in Deed Book 142, page 418; in Deed Book 165, page 116 and in Deed Book 175, page 284.

It is understood and agreed that the grantor herein expressly reserves any award or compensation which may be allowed in said pending suit CA-66-769.

RETURN TO: (OS) Smyer & White  
600 Title Building  
Birmingham, Alabama

35203

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Homer A. Jackson, Jr. and  
Elizabeth B. Jackson  
TO

E. A. Watts

WARRANTY DEED

STATE OF ALABAMA,  
County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$ 19.50  
RECORD FEE \$ 2.15  
TOTAL \$

19750603000026520 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 JUN -3 AM 8:22  
Need Sep 19.50  
Cary M. Boudin  
JUDGE OF PROBATE