

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 Thirty Thousand Two Hundred Sixty and No/100 Dollars (\$30,260.00

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, Sr. and wife, Virginia H. 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 294.73 feet; thence run South 25 deg. 09 min. 30 sec. West a distance of 141.93 feet to the North line of SE 1/4 of the NE 1/4 of said Sec. 18, T-21-S, R-2-E and the point of beginning; thence run North 88 deg. 50 min. 30 sec. East along the North line of the SE 1/4 of the NE 1/4 of said Sec. 18 and the North line of the SW 1/4 of the NW 1/4 of Sec. 17, a distance of 1091.01 feet to a point on contour line elevation 397.00, thence run along said contour line elevation 397.00 the following courses: South 27 deg. 42 min. 39 sec. East, 222.20 feet; South 10 deg. 33 min. 39 sec. East 274.10 feet; South 1 deg. 03 min. 39 sec. East, 118.00 feet; North 82 deg. 04 min. 39 sec. West, 106.00 feet; North 70 deg. 06 min. 39 sec. West 279.79 feet; South 86 deg. 19 min. 21 sec. West, 195.69 feet; South 48 deg. 36 min 21 sec. West, 51.35 feet to a point on contour line elevation 397; thence run South 74 deg. 36 min. 21 sec. West a distance of 507.32 feet; thence run North 88 deg. 28 min. 00 sec. West a distance of 300.15 feet; thence South 88 deg. 52 min. 30 sec. West a distance of 63.46 feet; thence South 88 deg. 20 min. 30 sec. West a distance of 88.63 feet; thence North 25 deg. 09 min. 30 sec. East a distance of 208.40 feet; thence continue North 25 deg. 09 min. 30 sec. East a distance of 488.14 feet to the point of beginning.

It is the intention of the parties that the property conveyed herein is all that part of the SW 1/4 of NW 1/4 of Section 17, Township 21 South, Range 2 East, and all that part of the SE 1/4 of NE 1/4 of Section 18, Township 21 South, Range 2 East; which is bounded on the East by the Lay Dam Reservoir; TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. (CONT'D REVERSE SIDE)

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)
(Seal)

Homer A. Jackson, Sr. (Seal)
Virginia H. Jackson (Seal)
Virginia H. 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, Sr. and wife, Virginia H. 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.

on the South by the Real Property heretofore conveyed to the Grantee by the Grantors; 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 17.80 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

Homer A. Jackson, Sr. and
Virginia H. Jackson
TO

E. A. Watts

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate
LAWYERS TITLE INSURANCE CORPORATION
Title Insurance
BIRMINGHAM, ALA.
DEED TAX \$
RECORD FEE \$ 2.75
TOTAL \$

BOOK 292 PAGE 456

19750603000026560 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
Deed Book 30.50
Carnal M. Jackson
JUDGE OF PROBATE