

This instrument was prepared by

(Name) Harrison and Conwill
(Address) Attorneys at Law
Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.
AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

5653

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 Dollars and other good and valuable consideration

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

F. Jackson and wife, Hattie W. Jackson

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

Thurman E. Newman and Millie B. Newman

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

DESCRIPTION ATTACHED HERETO, MARKED EXHIBIT "A"

19750623000032380 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/23/1975 12:00:00AM FILED/CERT

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of June, 1975.

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(SEAL)

F. Jackson

(SEAL)

(SEAL)

Hattie W. Jackson

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, H. J. Conwill, a Notary Public in and for said County, in said State, hereby certify that F. Jackson and wife, Hattie W. Jackson

whose name(s) 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 23rd day of June, A.D. 1975.

PARCEL A: Commence at the NW corner of Sec. 13, Township 21 South, Range 1 East; thence run East along the North line of said Section a distance of 553.20 feet to the point of beginning; thence turn an angle of 65 deg. 19 min. to the left and run a distance of 461.75 feet to the center of county gravel road; thence turn an angle of 116 deg. 04 min. to the right and run along the center line of said road a distance of 783.50 feet; thence turn an angle of 6 deg. 44 min. to the right and run along said centerline a distance of 170.00 feet; thence turn an angle of 24 deg. 17 min. to the right and run along said center line a distance of 185.38 feet; thence turn an angle of 11 deg. 38 min. to the right and run along said center line a distance of 912.45 feet; thence turn an angle of 3 deg. 12 min. to the left and run along said center line a distance of 72.45 feet; thence turn an angle of 19 deg. 20 min. to the left and run along said center line a distance of 198.10 feet; thence turn an angle of 16 deg. 21 min. to the left and run along said center line, a distance of 968.40 feet to the South line of the NW $\frac{1}{4}$ of Sec. 13; thence turn an angle of 124 deg. 49 min. to the right and run West along the South line of the NW $\frac{1}{4}$ of Sec. 13, a distance of 1861.80 feet to a point on Contour line, Elevation 397.00 ft. above Sea Level; thence run along Contour line, Elevation 397.00 feet above Sea Level, in a Northerly and Westerly direction to a point on said Contour line, which is from last course a distance of 963.40 feet, an angle of 69 deg. 22 min. to the right; thence turn an angle of 46 deg. 09 min. to the right and run a distance of 1981.89 feet to the point of beginning. Less and except the West one-half of county gravel road along the East side of tract. Situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Sec. 12, the NW $\frac{1}{4}$ of Sec. 13, and the NE $\frac{1}{4}$ of Sec. 14, T-21-S, R 1-E, Shelby County, Alabama, and containing 11.4 acres.

Also, Begin at the SW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 21 South, Range 1 East; thence run East along the south line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 674.60 feet; thence turn an angle of 55 deg. 11 min. to the right and run a distance of 76.76 feet; thence turn an angle of 129 deg. 49 min. to the right and run a distance of 722.98 feet to the point of beginning, containing $\frac{1}{2}$ acre; situated in Shelby County, Alabama.



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PARCEL B

Commence at the NW corner of Section 13, Township 21 South, Range 1 East; thence run East along the North line of said Section a distance of 553.20 feet to the point of beginning; thence turn an angle of 65 deg. 19 min. to the left and run North 24 deg. 14' East a distance of 461.75 feet to the center of a county gravel road; thence run North 34 deg. 05' 49" West along said county gravel road, a distance of 592.71 feet; thence run South 24 deg. 14' West a distance of 1,000.00 feet to the NW corner of said Section 13; thence continue South 24 deg. 14' West a distance of 1600 feet, more or less, to the contour line elevation 397; thence run South 48 deg. 42' 16" East along said contour line a distance of 527.67 feet; thence run North 24 deg. 14' East a distance of 1981.89 feet to the point of beginning; said parcel being located in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, and in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 14, and in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 14, all in Township 21 South, Range 1 East, situated in Shelby County, Alabama, and containing 29.2 acres, more or less.

All subject to existing public roads and utility easements of record.

Also Subject to: Right of way deeds to Shelby County for present road;
subject to transmission line permits to Alabama Power Company dated 11/7/47 recorded in Deed Book 131, page 469; dated 8/31/54 recorded in Deed Book 169, page 325 in the Probate Office of Shelby County, Alabama.
subject to rights of Alabama Power Company for flooding as shown by Deed Book 243, page 638 in said Probate Office dated July 14, 1966, if any.
except title to 1/2 interest of all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
subject to Easement to Southern Bell Tel. & Tel. Co. dated 2/20/68 recorded in Deed Book 253, page 830 in said Probate Office.
subject to Right of way to State of Alabama in P.S. 4, page 239 in said Probate Office.

LESS AND EXCEPT ANY RIGHTS, TITLE OR INTEREST PRESENTLY OWNED IN SAID PROPERTY BY THURMAN E. NEWMAN AND MILLIE B. NEWMAN.

EXHIBIT "A"

Signed for identification: *[Signature]*
Blaine W. Jackson

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 23 PM 12:11
[Signature]
JUDGE OF PROBATE