

This instrument was prepared by

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

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

5053

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 whereof 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 **23** day of **June**, 19**75**.

22

(SEAL)

(SEAL)

PAGE

F. Jackson

293

(SEAL)

(SEAL)

BOOK

Hattie W. Jackson

(SEAL)

(SEAL)

STATE OF **ALABAMA**

SHELBY COUNTY

General Acknowledgment

I,

H. J. Conwill 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 **23** day of **June**, A.D. 19**75**.

PARCEL A: Commence at the NW corner of Sec. 1, Township 21 South, Range 1 E, 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. 7 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; hence 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; hence 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.



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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, all in Township 21 South, Range 1 East, situated in Shelby County, Alabama, and containing 29.2 acres, more or less.

(1) 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 the Probate
Office of Shelby County, Alabama.

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.

in said Probate Office dated July 14, 1966, it aly.
xcept 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.

page 830 in said Probate Office.
Subject to Right of way to State of Alabama in P.S. 4, page 239 in said Probate Office²⁵

Subject to Right of Way to State of Montana or to U.S.A.

EVIDENCE HALL

EXHIBIT "A"
Segret for ~~confidential~~. Has ~~been~~ ~~seen~~ ~~by~~ ~~the~~ ~~two~~ ~~Ex~~ ~~Ex~~ ~~Ex~~ ~~Ex~~
Barrie W. Jackson

STATE OF NEW YORK
TREASURER
W. C. COOPER
1870.