

This instrument was prepared by E. P. Hawkins on behalf of The First National Bank of Birmingham, Post Office Box 11007, Birmingham, Alabama 35288.

STATE OF ALABAMA )

SHELBY COUNTY )

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19750912000050240 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/12/1975 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, and the exchange simultaneously herewith of the hereinafter described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 31, Township 19 South, Range 2 West; thence run South along East line of said NE $\frac{1}{4}$  of SE $\frac{1}{4}$  a distance of 177.60 feet to center line tangent of the Cahaba Valley Highway; thence in a Westerly direction and along the center line tangent of said Highway a distance of 455.33 feet; thence turn angle of 85 deg. 00' to right and run a distance of 40.15 feet to point of beginning of tract herein described; said point being on the line of a board fence; thence continue on the above described course and along said board fence a distance of 535.00 feet to the corner of said board fence; thence turn angle of 89 deg. 29' to right and run along a wire fence 82.61 feet; thence turn angle of 80 deg. 31' to left and run a distance of 738.25 feet; thence turn an angle of 93 deg. 54' to left and run a distance of 605.57 feet to a wire fence, said fence being an agreed division line between Robert Waites and Dave Kirksey; thence turn angle of 85 deg. 15' to left and run along said fence a distance of 470.70 feet; thence turn angle of 18 deg. 32' 50" to left and run along said fence a distance of 834.60 feet to Northerly right of way line of Cahaba Valley road; thence run in a Northeasterly direction along the North right of way line of said road a distance of 345.48 feet to a point of beginning. The above described lands containing 14.1 acres more or less and being a portion of the S $\frac{1}{2}$  of NE $\frac{1}{4}$  and a portion of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  in Section 31, Township 19 South, Range 2 West. Situated in Shelby County, Alabama;

to the undersigned Grantors, Cecil Laney and wife, Joyce H. Laney, in hand paid by The First National Bank of Birmingham, Birmingham, Alabama, a national banking association, the receipt whereof is acknowledged, the said Cecil Laney and wife, Joyce H. Laney, do

Grant, bargain, sell and convey unto the said The First National Bank of Birmingham, Birmingham, Alabama, a national banking association, (hereinafter called Grantee) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel One:

The NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 33, Township 19 South, Range 1 West. Also, N $\frac{1}{2}$  of NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama. Minerals and Mining rights excepted.

Parcel Two:

An easement for a right-of-way described as follows: A strip of property 60 feet in width, being 30 feet on either side of a center line which center line is described as follows: From the Southeast corner of said SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , run west along the south line of said  $\frac{1}{4}$   $\frac{1}{4}$  section for a distance of 75.16 feet to the point of beginning of said centerline, thence turn an angle to the right of 60 deg. 56 min and run northwesterly for a distance of 225 feet, more or less, to the center of a public road. All lying and being in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28, Township 19S, Range 1 West, as described in D. Book 284 page 592.

BOOK 294 PAGE 477

Parcel Three:

An easement 60 feet in width for a private road over and across the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  Sec. 33, Tp. 19S, Range 1 West. The centerline of said easement is described as follows:—From the Northeast corner of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , run west along the north line of said  $\frac{1}{4}$   $\frac{1}{4}$  section for a distance of 75.16 feet to the point of beginning of said centerline, thence turn an angle of 110 deg. 29 min. left and run southeasterly for 72.35 feet, thence turn an angle of 6 deg. 04 min. left and run southeasterly for 31.40 feet, thence turn an angle of 28 deg. 43 min. left and run 35 feet, more or less, to the east line of said NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , as described in D. Book 284 page 588.

Grantors have executed this conveyance subject to:

1. Ad valorem taxes due and payable October 1, 1975 which the Grantors agree to pay; Grantee agrees to assume and pay ad valorem taxes for 1976 and subsequent years.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
3. (As to Parcels Two and Three) This easement is a non-exclusive easement described in Deed Book 284, page 592, and Deed Book 284, page 588, in the Probate Records of Shelby County, Alabama.
4. Deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

TO HAVE AND TO HOLD, to the said The First National Bank of Birmingham, Birmingham, Alabama, a national banking association, its successors and assigns forever.

And we do, for ourselves and for our heirs, Executors and Administrators, covenant with the said The First National Bank of Birmingham, Birmingham, Alabama, a national banking association, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as above noted; 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 The First National Bank of Birmingham, Birmingham, Alabama, a national banking association, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have each hereunto set our hand and seal this the 11th day of September, 1975.

Cecil Laney (SEAL)  
Cecil Laney

Joyce H. Laney (SEAL)  
Joyce H. Laney

STATE OF ALA. SHELBY CO. BOOK 294 PAGE 478  
I CERTIFY THIS INSTRUMENT WAS FILED  
1975 SEP 12 PM 2:12  
Need for 9000  
Com. of Probate  
JUDGE OF PROBATE

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Cecil Laney and wife, Joyce H. Laney 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 11th day of September, 1975.

Judy Carol Martin  
Notary Public  
My commission expires \_\_\_\_\_

Judy Carol Martin, Notary Public  
State of Alabama at Large  
My commission expires November 1, 1977

