

This instrument was prepared by

(Name) James R. Davis, Attorney at Law

(Address) 202 Title Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

nty 9-15-75

That in consideration of Twenty Thousand and No/100ths--- (\$20,000.00)-----DOLLARS and the execution of a Purchase Money Mortgage in the amount of \$55,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Frances Y. McCall, a widow, and Jack P. Atkinson and wife, Frances Carolina Atkinson

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

A. Myron Harper and James R. Davis, as Trustees under Indenture of Trust dated September 12, 1975 (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson and Shelby Counties

XXXXX, Alabama, to-wit:

That part of the South half of the SW 1/4 of Section 8, Township 19 South, Range 2 West, situated in Jefferson County, Alabama, together with part of the North half of the NW 1/4 of Section 17, Township 19 South, Range 2 West, situated in Shelby County, Alabama, all being more particularly described by metes and bounds as set forth on Exhibit "A" attached hereto and made a part hereof.

Subject to the following:

- (1) Right of Way in favor of Alabama Power Company, recorded in Vol. 2785, page 48, and Vol. 2785, page 56, in the Right-of-Way (Deed) records of the Office of the Judge of Probate, Jefferson County, Birmingham Division, Alabama.
- (2) Right of Way in favor of Jefferson County, Alabama, recorded in Real Vol. 468, page 75, in the Office of the Judge of Probate, Jefferson County, Birmingham Division, Alabama.
- (3) Rights of Lessee under lease dated August 5, 1975 from Frances Y. McCall to Robert A. Laney and wife, Tyna P. Laney, as Lessees, term of said lease commencing September 1, 1975 and ending September 1, 1976, unless extended by and between said Lessees, its sublessees or assignees, if any, and the Grantees herein, their successors in interest or assigns.



19750924000053050 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/24/1975 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 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 12th day of September, 1975

(Seal)

(Seal)

(Seal)

Frances Y. McCall (Seal)
Frances Y. McCall, a widow

Jack P. Atkinson (Seal)
Jack P. Atkinson

Frances Carolina Atkinson (Seal)
Frances Carolina Atkinson

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frances Y. McCall, a widow; Jack P. Atkinson and wife, Frances Carolina Atkinson 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 12 day of September, A. D., 1975

Shouay A. Ritchie
Notary Public.

Begin at the Southwest corner of the SW 1/4 of said Section 8 and run thence eastwardly along the south line thereof for a distance of 109.67 feet. Thence turn an angle of 104° to the left and run northwardly for a distance of 319.29 feet to a point in the right-of-way of a public road. Thence turn an angle of 47° 11' to the right and run northeasterly along said right-of-way for a distance of 118.1 feet. Thence turn an angle of 7° 35' to the left and run northeasterly for a distance of 195.8 feet. Thence turn an angle of 24° 16' to the right and run northeasterly for a distance of 227.7 feet. Thence turn an angle of 15° 03' to the right and run northeasterly for a distance of 222.3 feet to a point in the right-of-way of said public road. Thence turn an angle of 80° 23' to the right from the last-described course and run southeasterly for a distance of 1620 feet to a point in the center line of the Cahaba River, said point being the point of beginning of the Tract here described. From the point of beginning thus obtained turn an angle of 180° to the left from the last described course and run northwesterly for a distance of 1620 feet to a point in the right-of-way of the aforementioned public road. Thence turn an angle of 99° 37' to the right from the last described course and run northeasterly along said right-of-way for a distance of 250 feet. Thence turn an angle of 80° 19' to the right and run southeasterly for a distance of 1550 feet to a point in the center line of the Cahaba River. Run thence southwesterly along said center line for a distance of 250 feet more or less to the point of beginning.

Containing 9 acres, more or less, and except that part of the above-described Tract which is included within the right-of-way of the public road on the north side of same.



19750924000053050 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/24/1975 12:00:00AM FILED/CERT

BOOK 294 PAGE 675

BOOK 294 PAGE 675

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

REAL 1216 PAGE 32
SEP 15 4 13 PM '75

RECORDED & INDEXED TAX
6-1-75 JEFFERSON

James H. [Signature]
JUDGE OF PROBATE

JUDGE OF PROBATE

Clayton Jefferson
Conrad H. [Signature]

1975 SEP 24 AM 9:45

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

20.00
22.45
22.45