

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



19751009000056410 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/09/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

8429

KNOW ALL MEN BY THESE PRESENTS, In consideration of Fifty Thousand (\$50,000.00) Dollars cash and the exchange simultaneously herewith of the hereinafter 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 degrees 56 minutes 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.

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, Township 19 S, 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;

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

Grant, bargain, sell and convey unto the said Cecil Laney and wife, Joyce H. Laney (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

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

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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 point of beginning. The above described lands containing 14.1 acres more or less and being a portion of the S½ of NE¼ and a portion of the NE¼ of SE¼ in Section 31, Township 19 South, Range 2 West. Situated in Shelby County, Alabama.

Grantor has executed this conveyance subject to the following:

1. Ad valorem taxes due and payable on October 1, 1975 which the Grantor will pay; Grantees agree to assume and pay ad valorem taxes for 1976 and subsequent years.
2. Easements to Alabama Power Company.
3. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.
4. The pending condemnation by The Alabama State Highway Department of which Grantees acknowledge they are aware.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Grantor, by its Vice President and Trust Real Estate Officer, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of September, 1975.

The First National Bank of Birmingham,
Birmingham, Alabama, a national banking
association.

BY: E. P. Hawkins
Its Vice President and Trust Real Estate
Officer

ATTEST
D. A. Ferguson
Assistant Trust Officer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that E. P. Hawkins and D. A. Ferguson whose names as Vice President and Trust Real Estate Officer and Assistant Trust Officer, respectively, of The First National Bank of Birmingham, a national banking association, 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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

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



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Shelby Cnty Judge of Probate, AL
10/09/1975 12:00:00AM FILED/CERT

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 SEPT -9 AM 10:30
JUDGE OF PROBATE