

STATE OF ALABAMA)
SHELBY COUNTY)

19751104000061410 1/3 \$.00
Shelby Cnty Judge of Probate, AL
11/04/1975 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eighty-Two Thousand Six Hundred Twenty-Five Dollars (\$82,625.00) cash and the execution of a Two Hundred Forty-Seven Thousand Eight Hundred Eighty Dollar (\$ 247,880.00) Purchase Money Mortgage, in hand paid by Dolphus W. Humphries to THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, as Trustee under the Last Will and Testament of H. G. Woodward, deceased (hereinafter called Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto Dolphus W. Humphries (hereinafter called Grantee), the following described real estate located in Shelby County, Alabama, to-wit:

Begin at the SW corner of Section 29, Township 19 South, Range 2 West and run in an easterly direction along the S line of said section 2,216.89 ft to a point; thence 56 deg 24 min 38 sec right in a southeasterly direction 212.90 ft to a point on the northwesterly line of Cahaba Valley Road, said point being on a curve to the right having a central angle of 6 deg 34 min 13 sec and a radius of 2,904.79 ft; thence 90 deg 00 min left (angle measured to tangent) in a northeasterly direction along the northwesterly line of said Cahaba Valley Road and along the arc of said curve to the right a distance of 350.00 ft to the POINT OF BEGINNING; thence 79 deg 16 min 38 sec left (angle measured to tangent) in a northwesterly direction 1,413.51 ft to a point; said point lying 43.00 ft N of the S line of the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 West; thence 74 deg 02 min 37 sec left in a westerly direction and parallel to said S line 2,277.71 ft to a point on the W line of Section 29, Township 19 South, Range 2 West; thence 1 deg 12 min 14 sec right in a westerly direction 309.62 ft to a point on the easterly line of the proposed Interstate Highway #I-65; thence 96 deg 33 min 21 sec right in a northerly direction along the easterly line of the proposed I-65 684.72 ft to a point; thence 13 deg 56 min 51 sec right in a northeasterly direction along the easterly line of said proposed I-65 497.88 ft to a point; thence 26 deg 10 min 28 sec left in a northerly direction along the easterly line of I-65 124.63 ft to a point on the N line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West; thence 95 deg 44 min 10 sec right in an easterly direction along the N line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 14.75 ft to the NW corner of the SW $\frac{1}{4}$ of Section 29, Township 19 South, Range 2 West; thence 1 deg 16 min 30 sec left in an easterly direction along the N line of said $\frac{1}{4}$ section 2,647.62 ft to the NE corner of said $\frac{1}{4}$ section; thence 88 deg 40 min 09 sec right in a southerly direction along the E line of said $\frac{1}{4}$ section 1,314.50 ft to the SE corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said section; thence 14 deg 37 min 30 sec left in a southeasterly direction 1,225.30 ft to a point on the northwesterly line of the Cahaba Valley Road, said point being on a curve to the left having a central angle of 6 deg 54 min 13 sec and a radius of 2,904.79 ft; thence 86 deg 10 min 43 sec right (angle measured to tangent) in a southwesterly direction along the northwesterly line of Cahaba Valley Road and along the arc of said curve to the left 350.00 ft to the point of beginning, containing in the aggregate 93.1 acres, more or less.

TO HAVE AND TO HOLD unto the said Dolphus W. Humphries, his heirs and assigns forever.

It is specifically understood and agreed that the Grantor has executed this deed subject to:

1. Ad valorem taxes due and payable October 1, 1976,

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which the Grantee herein assumes and agrees to pay.

2. Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Right-of-way for public road and rights in connection therewith as granted to Shelby County, Alabama, by instrument recorded in Deed Book 178, Page 336.
4. Right-of-way granted to Alabama Power Company by instrument(s) recorded in Deed Book 178, Page 346, and Deed Book 101, Page 523, and Deed Book 216, Page 103.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
6. Right-of-way for public road and rights in connection therewith as granted to Shelby County, Alabama, by deed recorded in Book 135, Page 5.
7. Right-of-way and rights in connection therewith granted to Alabama Gas Corporation by instrument recorded in Deed Book 206, Page 21.

This instrument is executed without warranty or representation of any kind on part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or corporate capacities and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, as Trustee under the Last Will and Testament of H. G. Woodward, deceased, has caused this conveyance to be executed in its name and on its behalf in its capacity as Trustee, as aforesaid, on this 24th day of October, 1975.

ATTEST:

Thomas A. Lumb
Trust Officer

THE FIRST NATIONAL BANK OF BIRMINGHAM,
Birmingham, Alabama, as Trustee under the
Last Will and Testament of H. G. Woodward,
Deceased.

BY: Henry A. Long Jr.
Vice President and Trust Officer



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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Henry A. Long, Jr., and Thomas R. Gamble, whose names as Vice President and Trust Officer, and Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, a national banking corporation, as Trustee under the Last Will and Testament of H. G. Woodward, deceased, 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, acting in its capacity as Trustee as aforesaid.

Given under my hand and official seal this 24th day of October, 1975.

Alison C. G. Heyd
NOTARY PUBLIC

State of Alabama At Large
My Commission Expires April 25, 1979



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

1975 NOV -4 AM 9:41

Carol M. Brown
JUDGE OF PROBATE
Recd Fee \$3.00

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