

THIS INSTRUMENT PREPARED BY: F. RAYMOND INGRAM, ATTORNEY
602 Farley Building
Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL
05/20/1976 12:00:00AM FILED/CERT

WARRANTY DEED

5399

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of ONE HUNDRED (\$100.00) DOLLARS and other good and valuable considerations to the undersigned Grantors,

FRANCIS M. RANDALL and wife, HARRIETT A. RANDALL,
in hand paid by FRANCIS M. RANDALL to HARRIETT A. RANDALL,
the receipt of which is hereby acknowledged, we, the said
FRANCIS M. RANDALL and HARRIETT A. RANDALL, do hereby grant,
bargain, sell and convey unto the said FRANCIS M. RANDALL the
following described real estate situated in Shelby County,
Alabama, to-wit:

1. An easement fifty (50) feet in width for the construction and maintenance of a private road on, over and across a strip of land described as follows:
Beginning at the Southeast corner of the SE 1/4 of SE 1/4 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, thence North 1188 feet along the East line of said quarter-quarter section to the Southermost shoulder of Shelby County Route 80; thence West along said shoulder a distance of 50 feet; thence South 1188 feet parallel to the East line of said quarter-quarter section; thence East a distance of 50 feet to the point of beginning, containing 1.36 acres, more or less, together with all the rights and privileges set forth and granted in that certain deed of record in the Office of the Probate Judge of Shelby County, Alabama, in Book 294, page 570 of said records.
2. The North 1/2 of SW 1/4 and the SW 1/4 of SW 1/4, all in Section 13, Township 18, Range 2 East.
ALSO all of the East 1/2 of the SE 1/4 lying East of Kellys Creek in Section 14, Township 18, Range 2 East.
ALSO all that part of the SE 1/4 of the NE 1/4 of Section 23, Township 18, Range 2 East, lying East of Kellys Creek.
ALSO all that part of the NE 1/4 of the SE 1/4 of said Section 23 lying East of Kellys Creek.
AND ALSO part of the SW 1/4 of NW 1/4 and part of the NW 1/4 of SW 1/4 of Section 24, which parts of said 1/4-1/4 section are more particularly described as follows: Begin at a point where the section line between Sections 23 and 24 crosses Kellys Creek and running North along the section line to a bluff;

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thence Southeasterly along said bluff to a stake;
thence in a line to a marked birch tree on the
bank of Kellys Creek near the old cow ford;
thence up the creek to the beginning point, said
last described course being marked by a fence
line along its Northerly and Easterly boundaries.

Containing in all 200 acres, more or less, and
known as the T. E. Davis property.

Less 22 acres out of the N 1/2 of the SW 1/4 of
said Section 13 and the NE 1/4 of the SE 1/4 of
said Section 14, containing 208 acres, more or
less.

ALSO all that part of the NE 1/4 of NE 1/4 lying
East of Kellys Creek which is located in Section
23, Township 18, Range 2 East, Shelby County,
Alabama, containing 30 acres, more or less.

3. All that part of the North Half of the Southwest
quarter of Section 28, Township 21 South, Range 3
West, lying East of the right of way of the B. B. & B.
Railroad branch of the Southern Railway, except ten
acres off of South side, which said ten acres is
described as follows: A strip of land 117 yards
wide off the South side of said portion of said North
Half of Southwest quarter of said Section 28, lying
East of said railroad, being 30 acres, more or less,
and except 1 1/2 acres heretofore sold and conveyed
by the Grantors herein.

4. That part of the South Half of the SE 1/4 of
Section 35, Township 18, Range 2 East, Shelby County,
Alabama, lying West of the right of way of Highway
No. 231, also known as Coosa Valley Road.

ALSO the NE 1/4 of NW 1/4 of that part of the NE 1/4
of Section 2, Township 19, Range 2 East, Shelby
County, Alabama, lying West of the right of way of
Highway No. 231, also known as Coosa Valley Road.

Except from above the following:

1. That part described in deed to Plantation Pipe
Line Company recorded in Deed Book 113, page 489,
Probate Office of Shelby County, Alabama.
2. That part described in deed to Alabama Power
Company recorded in Deed Book 146, page 134, Probate
Office of Shelby County, Alabama.

Subject to ad valorem taxes for tax year 1976;
subject to easements to Shelby County as recorded in
Volume 102, page 475, and Volume 105, page 414, in
the office aforesaid; subject to easement to
Plantation Pipe Line as recorded in Volume 112,
page 326, in office aforesaid; subject to easements
to Alabama Power Company as recorded in Volume 114,
page 38; Volume 124, page 465; Volume 129, page 369;
Volume 150, page 113; Volume 160, page 402; Volume 229,
page 400; Volume 208, page 606, and that part con-
demned as shown in Probate Minutes 26, page 338, in
the office aforesaid; AND ALSO subject to that certain

In and to the said County, Alabama, to wit:

Marion A. Kowalski, Attorney at Law

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mortgage from Johnnie Robinson and wife, Annie Laura Robinson, to Jefferson Federal Savings & Loan Association of Birmingham, recorded in Book 297, page 401, in the office aforesaid, which said mortgage the grantee herein expressly agrees to assume and to pay according to its terms and conditions, and subject to all other liens of record which have not been satisfied of record.

5. The NE 1/4 of the NE 1/4 of Section 28, Township 21, Range 3 West, Shelby County, Alabama, less 2 1/2 acres in the NE corner of said quarter-section, being 37 1/2 acres, more or less, and being that part of the lands described in Book 198, page 203 of the Probate records of Shelby County, Alabama, which is not a part of "the quarry" now being operated on said lands. It being the intention of the parties that Harriett A. Randall shall have that part of said acreage which now constitutes and will hereafter constitute a part of said quarry.

All of said lands lying and being in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said FRANCIS M. RANDALL, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said FRANCIS M. RANDALL, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as set forth hereinabove; 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 FRANCIS M. RANDALL, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal

this 15th day of May, 1976.

WITNESSES:

G. B. Ingram

Frances Cashatt

Francis M. Randall (Seal)
Francis M. Randall

Harriett A. Randall (Seal)
Harriett A. Randall

GENERAL ACKNOWLEDGMENT

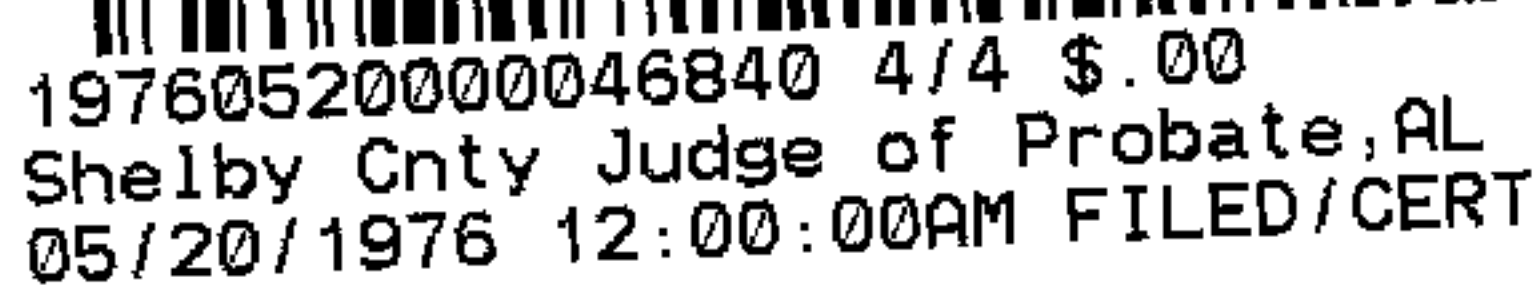
STATE OF ALABAMA |
JEFFERSON COUNTY |

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Francis M. Randall and wife, Harriett A. Randall, whose names are signed to the foregoing

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Given under my hand and official seal this the 15th
day of May, A. D., 1976.



1976 MAY 20 AM 10:24

Recd July 50

Conrad M. Zander

JUDGE OF PROBATE

BOOK 298 PAGE 781

[illegible]