

The State of Alabama, SHELBY County

6812
CIRCUIT COURT, IN EQUITY

CIVIL ACTION NO. E-730-75

BE IT KNOWN TO ALL WHOM IT MAY CONCERN:

That, whereas, at a sale made by the Register of Circuit Court, in Equity, at Columbiana, Alabama, under a decree of the Circuit Court, In Equity, of said County, in the cause of Marjorie B. Grant, as Plaintiff

against James W. Grant, as Defendant

rendered on, to-wit, May 28, 1976, by said Court, said sale having been made by public outcry, in front of the Courthouse of Shelby County, Alabama, on June 26, 1976, after having been duly advertised by publication for three successive weeks in the Shelby County Reporter, a newspaper published in Columbiana County of Shelby, Alabama, Kermit L. Stephens, Joseph W. Stephens, and Edward E. Stephens being the highest and best bidder at said sale, became the purchaser of the real estate hereinafter described, at the sum of Eighty Five Thousand and No/100 (\$85,000.00)-----Dollars.

Now, therefore, in consideration of the premises, and of the full payment to me of the purchase money aforesaid, the receipt whereof is hereby acknowledged, and pursuant to a subsequent decree of said Court, entered in said cause, on the 13th day of July, 1976, ratifying, approving, and confirming said sale and ordering and directing the execution of this deed, I, Kyle Lansford, Register of the Circuit Court of Shelby County, Alabama, in Equity, in said County, by virtue of the authority in me vested by said decree of said Court, have sold and conveyed, and by these presents do hereby bargain, sell, and convey, unto the said Kermit L. Stephens, Joseph W. Stephens, and Edward E. Stephens all the right, title, and interest of the said Marjorie B. Grant and James W. Grant

and of each and all the parties to this suit, in and to the following described real estate, situated in the Shelby County, Alabama, viz.:

191 acres, more or less, a more particular description of said real estate being set forth on attached Exhibit "A", the same being by reference hereto made a part hereof.



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Shelby Cnty Judge of Probate, AL
07/14/1976 12:00:00AM FILED/CERT

EXHIBIT "A"

(Description of Grant real estate, Circuit Court of Shelby County, Alabama, Civil Action No. L-730-75)

The $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 4; Also that part of the $E\frac{1}{2}$ of the $SE\frac{1}{4}$ of Section 5 lying east on a line described as follows; to-wit: Beginning at a point on the north line of said $E\frac{1}{2}$ of the $SE\frac{1}{4}$ which is 10.25 chains east of the northwest corner of said $E\frac{1}{2}$ of $SE\frac{1}{4}$; running thence south 11 chains; thence south, 34 degrees 30 minutes west, 14.09 chains to Shoal Creek; and thence southeasterly up the run of said creek to its intersection with the south line of said $E\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 5; Also, all that part of the $SE\frac{1}{4}$ of the $SE\frac{1}{2}$ of Section 5, in the southwest corner thereof which lies south of the right of way of the B. B. & B. Branch of the Southern Railway; Also all those parts of the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ and $W\frac{1}{2}$ of the $NW\frac{1}{4}$ of Section 9 and $E\frac{1}{2}$ of the $NE\frac{1}{4}$ of Section 8, which are located within the following described lines and boundaries; to-wit: Beginning at a point of intersection of the westerly line of the right of way of Southern Railway with the north line of said Section 9; run thence southwesterly along said right of way line to its intersection with the north line of the Southern Railway "Y" right of way; thence Westerly along and following the curvature of said "Y" right of way line to its intersection with the east right of way line of the said B.B. & B. Branch of said railway; thence northerly along said mentioned line to its intersection with Shoal Creek; thence northwesterly down the run of said creek to its intersection with the north line of the $NE\frac{1}{4}$ of $NE\frac{1}{4}$ of said Section 8; thence east along the north line of said Section 8 and 9 to point of beginning; Also all of the $E\frac{1}{2}$ of the $NE\frac{1}{4}$ of said Section 8 lying west of the right of way of the said B.B. & B. Branch of said railway, except such part on and in the south part thereof as is cut off and excluded and bounded on the west and northeast by the following described line, to-wit: Commencing at the southwest corner of the $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of said Section 8, running thence north, 4 degrees east, 14,186 chains; thence south, 55 degrees 10 minutes east, 857 feet which point is the southwest corner of a lot heretofore known as the Ambrose lot; thence north, 10 degrees 30 minutes east, 209 feet; thence south, 55 degrees 10 minutes east, 209 feet; thence south 10 degrees 30 minutes west, 209 feet; thence south, 55 degrees 10 minutes east, 284 feet, more or less, to the west line of the right of way of said B.B. & B. Branch; Also excepting from this conveyance certain lots No. 1 to 6, both inclusive, according to a survey and allotment made by Theodore O. Sparks for J.W. Little on August 7, 1913, and which lots include and embrace a parcel of land described as follows: To locate the beginning point of description of the excepted lots, start at the northwest corner of the $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of said Section 8; run thence south 169.1 feet and thence north, 89 degrees 30 minutes east, 687 $\frac{3}{4}$ feet, which point is the northwest corner of the parcel hereby excepted; from this beginning point, run south, 30 minutes east, 530.6 feet; thence north, 89 degrees 30 minutes east, 160 feet; thence north, 30 minutes west, 530.6 feet and thence south, 89 degrees and 30 minutes west, 160 feet to the point of beginning of said parcel hereby excluded; Also except from this conveyance all rights of easements of the public, in and upon the public highway on said lands hereby conveyed; The rights of way of Railway lines and "Y" hereinabove referred to include and comprise a strip of land extending 50 feet on either side of the center line of the respective lines and "Y" referred to and running parallel with center lines respectively; All of said lands hereby conveyed being in Township 24, North, Range 12 East and being the lands heretofore known and called "The J.W. Little Farm"; containing in all 197 acres, more or less, and being situated in Shelby County, Alabama, LESS AND EXCEPT 6.102 acres, more or less, heretofore conveyed to the Housing Authority of the Town of Montevallo, Alabama, the same being more particularly described as follows:

Commencing at a stone marking the Southeast corner of the $SE\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 8, Township 24 North, Range 12 East of the St. Stephens Meridian, run South $51^{\circ} 49'$ West 35.85 feet; thence North $34^{\circ} 35'$ West 746.80 feet to a point on a fence and hedge row, 25 feet Westerly from the centerline of Church Street as a point of beginning; thence run North $54^{\circ} 25'$ West with said fence and hedge row for 180.56 feet; thence run South $12^{\circ} 03'$ West with a fence and hedge row, for 205.40 feet; thence run North $54^{\circ} 05'$ West with a fence and hedge row for 810.53 feet to a point 25 feet Easterly from the centerline of Depot Street; thence run North $21^{\circ} 50'$ West parallel to the centerline of Depot Street for 268.57 feet; thence run South $69^{\circ} 21'$ East 744.49 feet to the end of a fence and hedge row; thence run South $89^{\circ} 14'$ East along said fence and hedge row for 152.41 feet, to a point 25 feet Westerly from the centerline of Church Street; thence run South $07^{\circ} 52'$ East, parallel to the centerline of Church Street for 121.11 feet; thence run South $18^{\circ} 11'$ East, parallel to the centerline of Church Street, for 257.33 feet to the point of beginning.

Containing 191 acres, more or less, subject to easements and rights of way of record."



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Shelby Cnty Judge of Probate, AL
07/14/1976 12:00:00AM FILED/CERT

_____ To Have and to Hold the aforegranted premises to the said
Kermit L. Stephens, Joseph W. Stephens, and/ ^{Edward E. Stephens, and} their heirs and assigns forever.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Circuit Court, In Equity
at office, this 13th day of July, 19 76

Kyle Lansford
Register in Circuit Court, In Equity.

The State of Alabama, SHELBY County

I, the undersigned, a Notary Public

in and for said County in said State, hereby certify that Kyle Lansford

_____, whose name as Register of the Circuit Court In Equity is signed
to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being in-
formed of the contents of the conveyance, he, in his capacity as such Register of the Circuit Court In Equity,
executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of July, 19 76

Lance Brasher
Notary Public



19760714000065480 3/3 \$.00
Shelby Cnty Judge of Probate, AL
07/14/1976 12:00:00AM FILED/CERT

1976 JUL 14 AM 8:52
Deed Book 85-0
Circuit Court
JUDGE OF PROBATE
I CERTIFY THIS
INSTRUMENT WAS FILED