

5718

STATE OF ALABAMA)
SHELBY COUNTY)

D E E D

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Five Hundred and 00/100 Dollars (\$6,500.00) cash to the undersigned, Joseph G. Vath, Bishop of Birmingham in Alabama, a corporation sole (herein referred to as "GRANTOR"), in hand paid by Dorothy W. Batchelor (herein referred to as the "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE the following described real estate, situated in Shelby County, Alabama:

PARCEL ONE: From the southeast corner of Section 1, Township 20 South, Range 3 West, run Northerly along the East boundary line of said Sec. 1, Twp. 20 S, R 3 W for 1,135.0 feet to the point of beginning of the land herein described: Thence continue Northerly along the East boundary of said Sec. 1, Twp. 20 S, R 3 W for 18.0 feet; thence turn an angle of 66° 30' to the left and run Northwesterly 222.01 feet to a point on the East right-of-way line of the old U. S. 31 Highway; thence turn an angle of 81° 54' to the left and run Southwesterly along the East Right-of-Way line of the old U. S. 31 Highway for 41.51 feet; thence turn left and run Southeasterly for 235 feet, more or less, to the point of beginning.

PARCEL TWO: From the Southeast corner of Section 1, Township 20 South, Range 3 West, run Northerly along the East boundary line of said Section 1, Township 20 South, Range 3 West for 1,153 feet to a point; thence turn an angle of 66 degrees 30 minutes to the left and run northwesterly 222.01 feet to a point on the east right-of-way line of the Old U. S. 31 Highway, said point being point of beginning of the land herein described; thence continue northwesterly along the same line as last described to a point on the East right-of-way line of New U. S. 31 Highway; thence turn left and run Southwesterly along the East right-of-way line of New U. S. 31 Highway for a distance of 41.51 feet; thence turn left and run Southeasterly to a point on the East right-of-way line of Old U. S. 31 Highway, said point being 41.51 feet Southwesterly of point of beginning; thence turn left and run Northeasterly along the East right-of-way line of Old U. S. 31 Highway a distance of 41.51 feet to point of beginning.

TO HAVE AND TO HOLD said Parcel One to the said GRANTEE, her heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that the GRANTOR is lawfully seized in fee simple of Parcel One, that they are free from all encumbrances, that the GRANTOR has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

GRANTOR makes no warranty or representation to GRANTEE as to GRANTOR'S present right, title or interest in and to Parcel Two, which is situated in the public easement for road or highway purposes. GRANTOR is attempting to obtain from Shelby County, Alabama a quit-claim deed as to Parcel Two and other land located to the immediate south of Parcel Two. In the event that GRANTOR is successful in thus obtaining such quit-claim deed or other conveyance of title from Shelby County, Alabama, then it is understood that this deed shall have the effect of conveying to the GRANTEE the GRANTOR'S then acquired right, title and interest in and to Parcel Two.



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Shelby Cnty Judge of Probate, AL
01/05/1977 12:00:00AM FILED/CERT

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IN WITNESS WHEREOF, the said GRANTOR, by the said Joseph G. Vath, Bishop of Birmingham in Alabama, a corporation sole, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 16 day of December, 1976.

ATTEST:

JOSEPH G. VATH, Bishop of Birmingham
in Alabama, a corporation sole

Mrs Margaret Starns
His Secretary

BY: Charles Bordenca
Charles Bordenca, his attorney-in-
fact (see General Power of Attorney
recorded in Real Book 872 at page 508
in the Probate Court of Jefferson
County, Alabama)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, J. B. Deming, a Notary Public in and for said County in
said State, hereby certify that Rev. Charles Bordenca whose name as attorney-in-
fact for Joseph G. Vath, Bishop of Birmingham in Alabama, a corporation sole, is
signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day that, being informed of the contents of the conveyance, he, in his
capacity as said attorney-in-fact, executed the same voluntarily for and as the act
of said corporation sole, on the day same bears date.

Given under my hand and official seal, this the 16 day of December, 1976.

JAMES R. DEMING
Notary Public
MY COMMISSION EXPIRES DECEMBER 14, 1977

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Shelby Cnty Judge of Probate, AL
01/05/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA
CLERK OF THE PROBATE COURT
THIS DOCUMENT WAS FILED
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Book 303 p. 253