

THIS INSTRUMENT PREPARED

5236

NAME Larry L. Halcomb, SEIER & HALCOMB, Attorneys at Law

ADDRESS 3349 Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED (Without Survivorship) ALABAMA TITLE CO., INC.

State of Alabama
SHELBY COUNTY

} Know All Men By These Presents,

That in consideration Twenty five thousand and no/100 (\$25,000.00) DOLLARS

to the undersigned grantor Dr. Byrn Williamson and wife, Katherine Williamson

in hand paid by Harold P. Leader

the receipt whereof is acknowledged we

the said Dr. Byrn Williamson and wife,
Katherine Williamson

do grant, bargain, sell and convey unto the said Harold P. Leader

the following described real estate, situated in Shelby County, Alabama,

to-wit: SEE ATTACHED EXHIBIT "A"



19770201000009410 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/01/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And ~~X~~ (we) do, for ~~XXXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(we) will and ~~XX~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 7 day of January, 19 77.

WITNESS:

Dr. Byrn Williamson
DR. BYRN WILLIAMSON

Katherine Williamson
KATHERINE WILLIAMSON

State of ALABAMA
JEFFERSON COUNTY

} General Acknowledgement

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Dr. Byrn Williamson and wife, Katherine Williamson whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of January

Larry L. Halcomb
LARRY L. HALCOMB Notary Public

EXHIBIT "A"

Start at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 23, Township 21 South, Range 1 East, and run thence North 89 deg. 38 min. West 300 feet to a point thence to the left turning an angle of 89 deg. 48 min. to the South, 0 deg. 34 min. West, a distance of 190 feet for a point of beginning of the tract of land hereby conveyed, thence continuing along the same course in a Southerly direction, a distance of 470 feet to a point; thence turning an angle to the left of 90 deg. 12 min. go South 89 deg. 38 min. East, a distance of 819.6 feet to the Coosa River, thence turning an angle to the left of 74 deg. 08 min., go North 16 deg. 14 min. East along the Coosa River, a distance of 128 feet, thence 18 deg. 20 min. to the right, go North 34 deg. 34 min. East along the Coosa River 220.2 feet, thence 10 deg. 20 min. to the left go North 24 deg. 14 min. East along the Coosa River a distance of 180.3 feet, thence turning to the left 113 deg. 52 min., go North 89 deg. 38 min. West 1051 feet to the point of beginning, said tract of land containing 10 acres, more or less, and lying in the Northeast quarter of the Southeast quarter of Section 23 and in the Northwest Quarter of Southwest Quarter of Section 24, Township 21, Range 1 East, in Shelby County, Alabama. ALSO an easement for ingress and Egress on and over the following property: South 20 feet of the Northeast Quarter and South 20 feet of the Southeast Quarter of Northwest Quarter lying East of Beeswax Road, as now located, also the East 20 feet of the North 190 feet of the Northeast Quarter of Southeast Quarter in Section 23, Township 21, South, Range 1 East. LESS AND EXCEPT that part of the lands hereinabove described which would either be covered with or which either alone or together with other lands would be entirely surrounded by waters of the Coosa River or its tributaries should such river or its tributaries be raised and backed up to that certain datum place on 397 feet above mean sea level as established by the United States Coast and Geodetic Survey, as adjusted in January, 1955; together with the right to flood, cover or surround with water from time to time that portion of the lands hereinabove described which would lie above such datum plane and which would be flooded, covered with or surrounded by such waters should such river or its tributaries be raised and backed up to that certain datum plane of 400 feet above such mean sea level, together with rights of ingress and egress over and across that part of the lands hereinabove described which lies above such datum plane first above described, which is the subject of a deed recorded in Deed Book 239, Page 409, in the Probate Court of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to transmission line permits to Alabama Power Company, right of way to Shelby County and flood rights owned by Alabama Power Company, all of record in Shelby County, Alabama.

STATE OF ALABAMA
COUNTY OF SHELBY
RECORDING DEPARTMENT
1977 FEB -1 PM 12:09
JUDGE OF PROBATE



19770201000009410 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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