

STATE OF ALABAMA)
SHELBY COUNTY)

See Map 362-480
5754

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of \$5.00 and other valuable considerations to the undersigned grantors Erion A. Cushman and wife Rhonda T. Cushman in hand paid by John Irvin Kinney, the receipt whereof is hereby acknowledged, we the said Erion A. Cushman and wife Rhonda T. Cushman do hereby grant, bargain, sell and convey unto the said John Irvin Kinney the following described real property situated in Shelby County, Alabama to wit:

A parcel of land situated in a portion of the East half of the Northeast quarter of section 24, Township 18 South, Range 1 West said parcel of land located South of Lot 14, of the Hollybrook Lake Company, Corporation subdivision as recorded in map book 4, page 74 in the Judge of Probate Office, Shelby County, Alabama, said parcel being more particularly described as follows:

From the Northeast corner of lot 14, a point that is not recoverable on the ground but is calculated according to the survey of Hollybrook Lake Company, Corporation made by Charles H. Peay, Jr. Alabama License number 2552, run Southwesterly 117.40 feet to the most Southerly corner of lot 14 thence continuing Southwesterly deflecting 21°24'00" left 295.40 feet to a concrete marker thence Southeasterly deflecting 52°17'00" left 45.00 feet to a concrete marker thence continuing Southeasterly deflecting 180°00'00" 63.00 feet to a 2 1/2 inch capped pipe, the point of beginning of the here described tract: Thence Southwesterly deflecting 32°40'00" right 256.00 feet to a 2 1/2 inch capped pipe thence Southeasterly deflecting 90°00'00" left 275.00 feet to a 2 1/2 inch capped pipe thence northeasterly deflecting 90°00'00" left 256.00 feet to a 2 1/2 inch capped pipe thence northwesterly deflecting 90°00'00" left 275.00 feet to a 2 1/2 inch capped pipe the point of beginning; containing 1.62 acres by survey.

Description of access road, hereby conveyed:

A strip of land 10 feet wide on each side of centerline, described as follows:

From the northeast corner of Lot 14, a point that is not recoverable on the ground but is calculated according to the survey of Hollybrook Lake Company, Corporation made by Charles H. Peay, Jr. Alabama License number 2552 and recorded in Map Book 4, Page 74, in the Judge of Probate Office Shelby County, Alabama, run southwesterly 117.40 feet to the most southerly corner of lot 14 thence continuing southwesterly deflecting 21°24'00" left 295.40 feet to a concrete marker thence southeasterly deflecting 52°17'00" left 45.00 feet to a concrete marker thence continuing southeasterly deflecting 180°00'00" 63.00 feet to a 2 1/2 inch capped pipe thence southwesterly deflecting 32°40'00" right 147 feet to the centerline of an existing access road, the point of beginning of the herein described easement thence northwesterly deflecting 95°35'00" right 12.00 feet to a point on the centerline of said access road thence continuing northwesterly deflecting 18°10'00" right 73.00 feet to the centerline of an existing public road, the point of ending of said easement containing 0.34 acre by survey, and being a part of the East half of the Northeast quarter of section 24, Township 18 South, Range 1 West.

The property above described and hereby conveyed is the same property which the grantors herein have been in possession of and which was intended to be conveyed to the undersigned Erion A. Cushman by S. W. Smyer, Jr. and his wife by deed bearing date December 13, 1971 and being recorded in volume 276, at page 601 of the records in the Probate Office of Shelby County, Alabama.

TO HAVE and TO HOLD unto the said John Irvin Kinney, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators



BOOK 303 PAGE 883

covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our signatures and seals on this 14th day of February, 1977.

Erion A. Cushman (SEAL)
Erion A. Cushman

Rhonda T. Cushman (SEAL)
Rhonda T. Cushman

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, and State, do hereby certify that Erion A. Cushman and wife Rhonda T. Cushman, 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 on this 14th day of February, 1977.

London B. Johnson
Notary Public

\$36,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

1977 FEB 21 AM 10:45

Thomas A. Browder, Jr.
JUDGE OF PROBATE

Rec. 3.00
Fee 1.00
Tax 9.00
13.00

19770221000016050 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/21/1977 12:00:00AM FILED/CERT