

This instrument prepared by  
Trucks, Parsons & Gayton, Attorneys  
Fairfield, Alabama  
By: Jackson W. Guyton

8012  
STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four  
Thousand & no/100 Dollars (\$4,000.00), and the execution simultaneously herewith  
of a purchase money mortgage in the amount of Sixteen Thousand & no/100 Dollars  
(\$16,000.00) to the undersigned grantor in hand paid by the Grantees herein, the  
receipt whereof is acknowledged, I, ( Catherine S. Bowden, an unremarried divorced  
woman) (herein referred to as grantor) do grant, bargain, sell and convey unto  
Donald Shirley and wife, Lynette Shirley (herein referred to as grantees) for and  
during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of re-  
version, the following described real estate situated in Shelby County, Alabama,  
to-wit:

A portion of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 25, T-20-S, R-2-W, more particularly  
described as follows: 25.02 acres-all that portion of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  lying west  
of a certain dirt road-excluding 3.19 acre tract owned by Kimberly Clark Paper  
Company. Begin at the NW corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 25, T-20-S,  
R-2-W and run southerly along the west side of the said quarter-quarter for 370.31 ft.  
to the foot of a ridge (point of beginning), then turn an angle of 114°30'19" to the left and  
run northeasterly along the foot of the ridge for 154.14 ft. to an iron on the west bank  
of the south fork of Yellowleaf Creek, then turn an angle of 4°30'17" to the right and run  
northeasterly for 176.93 ft. to a point in the centerline of said creek, then turn an  
angle of 9° 32'45" to the right and run northeasterly along the centerline of said creek  
for 166.20 ft. to a point in the centerline of said creek, then turn an angle of 42°10'42"  
to the right and run southeasterly along the centerline of said creek for 64.10 ft., then  
turn an angle of 123°23'04" to the left and run northerly for 15.00 ft. to an iron on the  
north bank of said creek (said iron being on a line marked by white paint), then con-  
tinue northerly along the last described course and along the said line marked by white  
paint for 218.71 ft. to a point on the north side of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 25,  
T-20-S, R-2-W, then turn an angle of 93°24'15" to the right and run easterly along  
the north side of the said Quarter-Quarter for 192.96 ft. to an iron on the west side  
of a dirt road, then turn an angle of 89°01'59" to the right and run southerly for  
222.02 ft. to an iron on the west side of a dirt road, then turn an angle of 39°03'47"  
to the left and run southeasterly for 206.13 ft. to an iron on the west side of a dirt  
road, then turn an angle of 10°20'56" to the right and run southeasterly for 340.18 ft.  
to an iron on the west side of a dirt road, then turn an angle of 26°02'34" to the right  
and run southerly for 204.68 ft. to an iron on the west side of a dirt road, then turn  
an angle of 10°05'00" to the left and run southeasterly for 243.54 ft. to an iron on  
the west side of a dirt road, then turn an angle of 13°00'45" to the right and run  
southerly for 166.24 ft. to an iron on the west side of a dirt road, then turn an angle  
of 18°02'01" to the right and run southwesterly for 56.85 ft. to an iron on the west  
side of a dirt road (said point also being on the south side of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of  
Section 25, T-20-S, R-2-W), then turn an angle of 72°46'06" to the right and run  
westerly along the south side of the said Quarter/Quarter for 1030.77 ft. to the S.W.  
corner of the said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , thence turn an angle of 88°09'36" to the right and  
run northerly along the west side of the said quarter-quarter for 965.39 ft. back to

(Continued on Page Two)



the point of beginning. The above described parcel contains 25.02 acres and is subject to the easements, rights of way, and restrictions of record.

LESS AND EXCEPT:

That part, if any, of the above first described property, which lies within the six (6) acres in the N.W. corner excepted in that certain deed to George A. Bowden dated November, 1946, and recorded in Deed Book 127, page 133.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

Subject to permit to Alabama Power Company recorded in Probate Office of persons. / Shelby Co., Ala. in Deed Book 147, page 376.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22<sup>ND</sup> day of April, 1977.

Catherine S. Bowden (SEAL)

STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

19770426000039320 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
04/26/1977 12:00:00AM FILED/CERT

I, TACKSON W. GUYTON, a Notary Public in and for said County, in said State, hereby certify that Catherine S. Bowden, an unmarried divorced woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>ND</sup> day of April, 1977.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED  
Shelby Co. # 400  
'77 APR 26 AM 10:47

Tackson W. Guyton  
Notary Public.

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Fee 3.00  
Jud 1.00  
\$ 8.00

See Mtg 364-422