

STATE OF ALABAMA)

SHELBY COUNTY)

4962



19771205000130240 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/05/1977 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consid-
eration of One Hundred Dollars (\$100.00) and other valuable
consideration to the undersigned grantor, in hand paid by
the grantee herein, the receipt whereof is acknowledged, I,
Camille C. Tingley, an unmarried woman (herein referred to
as "Grantor"), do grant, bargain, sell and convey unto
Elton B. Stephens, Jr. (herein referred to as "Grantee") the
following described real estate situated in Shelby County,
Alabama, to-wit:

The Northwest Quarter (NW 1/4) of the Northwest
Quarter (NW 1/4) of Section 29, Township 19 South,
Range 1 West, and the South Half (S 1/2) of the
Southwest Quarter (SW 1/4) of the Southwest Quarter
(SW 1/4) of Section 20, Township 19 South, Range 1
West, Shelby County, Alabama; SUBJECT TO: rights
of way in favor of Alabama Power Company recorded
in Book 123 at page 421, Book 176 at page 70, and
Book 155 at page 108, of the Shelby County Probate
Records;

TOGETHER WITH: an easement for a private road as
described in instrument recorded in Book 307 at page
407, and amended by instrument recorded in Book 309
at page 193 of said Probate Records; and a non-
exclusive easement to use the roadway presently in
existence over a strip of land of the width of 30
feet which extends westwardly from the paved Florida
Short Route (U.S. #280) to a point on the east line
of the Northeast Quarter (NE 1/4) of the Northwest
Quarter (NW 1/4) of Section 29, Township 19 South,
Range 1 West, said thirty-foot strip of land lying 20
feet north of and 10 feet south of the line dividing
said Sections 20 and 29.

TO HAVE AND TO HOLD to Grantee, his heirs and assigns
forever.

And I do for myself and for my heirs, executors
and administrators covenant with Grantee, his heirs and
assigns, that I am lawfully seized in fee simple of said

Orvin Ford
1030 - Brown Marx Bldg.
Bham Ala. 35203

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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 Grantee, his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 29th day of November, 1977.

Camille C. Tingley (L.S.)
Camille C. Tingley

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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Rachel M. Sharp, a Notary Public in and for said county in said state, hereby certify that Camille C. Tingley, an unmarried 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 29th day of November, 1977.

Rachel M. Sharp
Notary Public

[Notarial Seal]

My Commission expires: 12/17/80

This instrument was prepared by:

Romaine S. Scott, Jr.
1500 Brown-Marx Building
Birmingham, Alabama 35203

FILED ALA. SHELBY CO.
12/14/77

DEC -5 11:14 Rec. 35.00
1.00
39.00