

6419

THIS INSTRUMENT WAS PREPARED BY:
Henry J. Swedlaw
1212 Bank for Savings Building
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)

19780112000004710 1/4 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1978 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Twelve Thousand Five Hundred Dollars (\$12,500.00) cash, in hand paid by Mafus F. Bird to John W. Urquhart, Jr., as Guardian of the Estate of Louise M. Urquhart, a non compos mentis, per Probate Court Case #86676, Jefferson County, Alabama (hereinafter called Grantor), receipt whereof is acknowledged, the said Grantor in accordance and compliance with said Probate Court Case does hereby grant, bargain, sell and convey unto the said Mafus F. Bird (hereinafter called Grantee), the following-described real estate located in Shelby County, Alabama, to-wit:

Commence at the Northeast Corner of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 88 deg. 30' West along the North Boundary of said section for a distance of 396.72 feet to the point of beginning, at a point on the Westerly side of a street. From this beginning point turn an angle of 65 deg. 09' to the right and proceed North 26 deg. 21' West along the Westerly right-of-way line of said street for a distance of 99.16 feet to its point of intersection with the South right-of-way line of Glaze Ferry Road; thence proceed South 66 deg. 50' West along the Southerly right-of-way line of said road for a distance of 443.6 feet; thence proceed South 4 deg. 06' West for a distance of 70.02 feet to a point on the Northeast right-of-way line of U.S. 280 Highway; thence proceed South 55 deg. 44' East along the Northeasterly right-of-way line of said highway for a distance of 494.71 feet; thence proceed North 87 deg. 55' East for a distance of 238.0 feet; thence proceed North 7 deg. 58' East for a distance of 244.8 feet to a point on the Southerly Boundary of a street; thence proceed Northwesterly along the Southerly Boundary of said street for a distance of 311.4 feet to the point of beginning.

The above described land is located in the Northeast One-Fourth of the Northeast One-Fourth of Section 33, and the Southeast One-Fourth of the Southeast One-Fourth of Section 28, Township 19, South, Range 2 East, Shelby County, Alabama, and contains 4.9 acres.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

It is specifically understood and agreed that the Grantor has executed this conveyance subject to the following:

1. Ad valorem taxes due and payable October 1, 1978, which the Grantees herein assume and agree to pay.
2. Right-of-way to Shelby County, Alabama, dated November 29, 1954, recorded in Deed Book 170, Page 124, in the Probate Office of Shelby County, Alabama.
3. Rights-of-ways to Shelby County, Alabama, as recorded in Deed Book 114, Page 563, and Deed Book 114, Page 562, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 107, Page 472, in the Probate Office of Shelby County, Alabama.
5. Existing rights-of-ways, building restrictions, building lines, and/or easements, if any, on or against the above-described property, encroachments, overlaps, overhangs, unrecorded easements, deficiencies in quantity of ground, or any matters not of record which would be disclosed by a survey and inspection of the premises.
6. The deed to the present owners' predecessor in title describes that portion of subject property located in the NE 1/4 of NE 1/4 of Section 33, as being 450 feet wide, North and South; the surveyed description presently being used indicates said distance as being 461.16 feet; and this and all consequences thereof are excepted herefrom.

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

BOOK 309 PAGE 308

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of January, 1978.

John W. Urquhart, Jr.
John W. Urquhart, Jr., as Guardian of the Estate of Louise M. Urquhart, a non compos mentis, per Probate Court Case #86676, Jefferson County, Alabama.

BOOK 309 PAGE 309

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John W. Urquhart, Jr., whose name as Guardian of the Estate of Louise M. Urquhart, a non compos mentis, as shown in Probate Case #86676, 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 said conveyance, he, as said Guardian, and acting in compliance with said Probate Court Case, executed the same voluntarily in his capacity as Guardian, as aforesaid.

Given under my hand and official seal this 10th day of January, 1978.

Karen O. Bearden
NOTARY PUBLIC

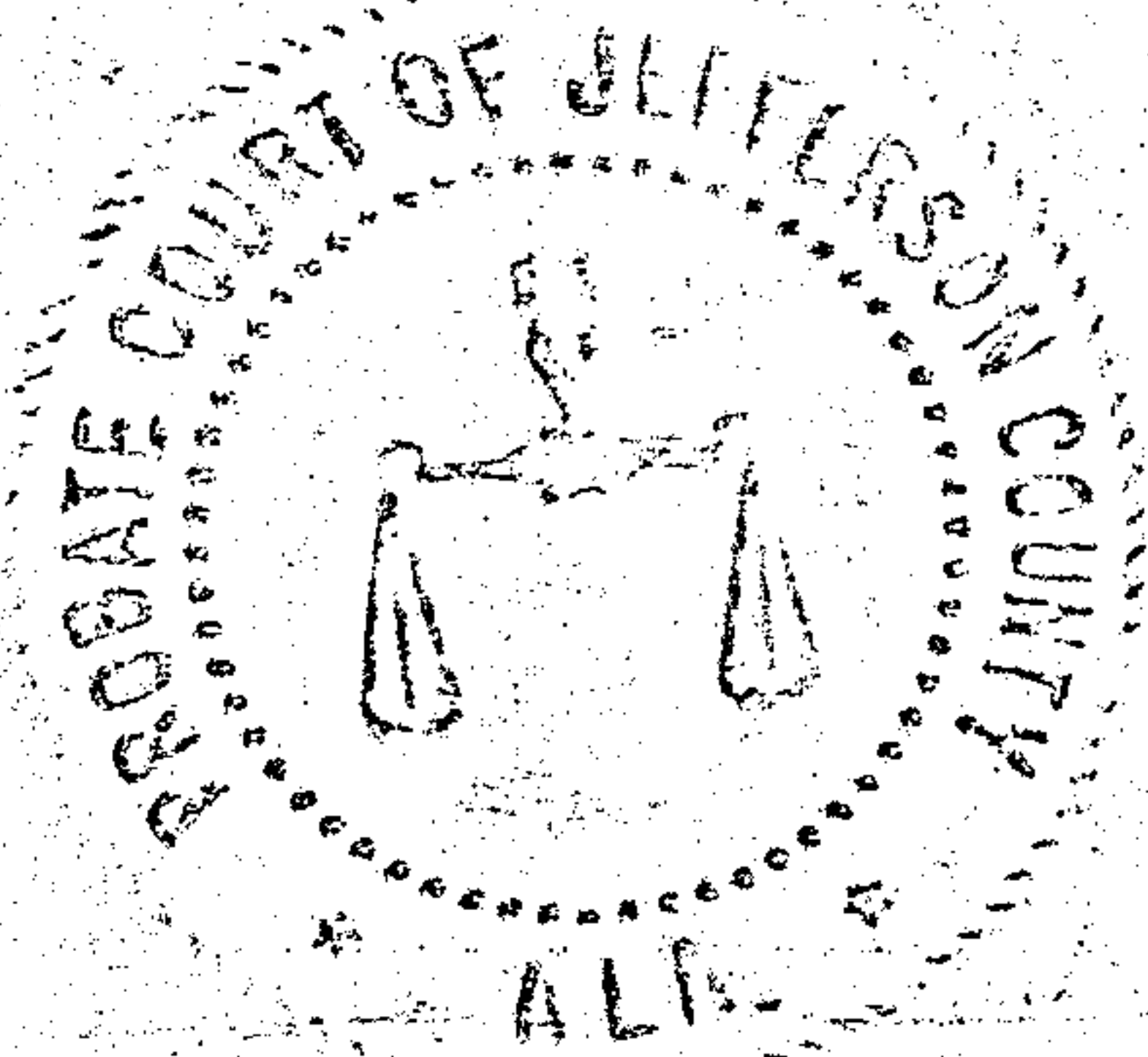
My Commission expires: 4-23-79

19780112000004710 3/4 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1978 12:00:00AM FILED/CERT

CERTIFICATE TO FOREGOING DEED

I, O. H. Florence, Judge of the Probate Court in and for said County, in said State, hereby certify that the sale of the real estate set forth in the foregoing deed was duly reported to this Court, and that on the 22nd day of September, 1977, said sale was ratified and confirmed by the order of this court, and on this date report of full payment of purchase money is made and deed ordered executed; and it appearing that said deed is properly made by said John W. Urquhart, Jr., as guardian of the estate of Louise M. Urquhart, non compos mentis, I do, therefore, as Judge of the Probate Court, confirm said deed as executed.

GIVEN under my hand and official seal, this the 18th day of November, 1977.



O. H. Florence
Judge of the Probate Court,
Jefferson County, Alabama.



19780112000004710 4/4 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1978 12:00:00AM FILED/CERT

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

1978 JAN 12 AM 9:05

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

deed tax 12.50
Rec. 6.00
1.00
19.50