

7625

State Of Alabama,

SHELBY

County

Know All Men by These Presents,

10,000⁰⁰

In Consideration Of Ten and no/100 ----- Dollars
and other good and valuable consideration
to the undersigned grantor Jack Caddell and wife, Catherine W. Caddell,
in hand paid by M. Owens Sims

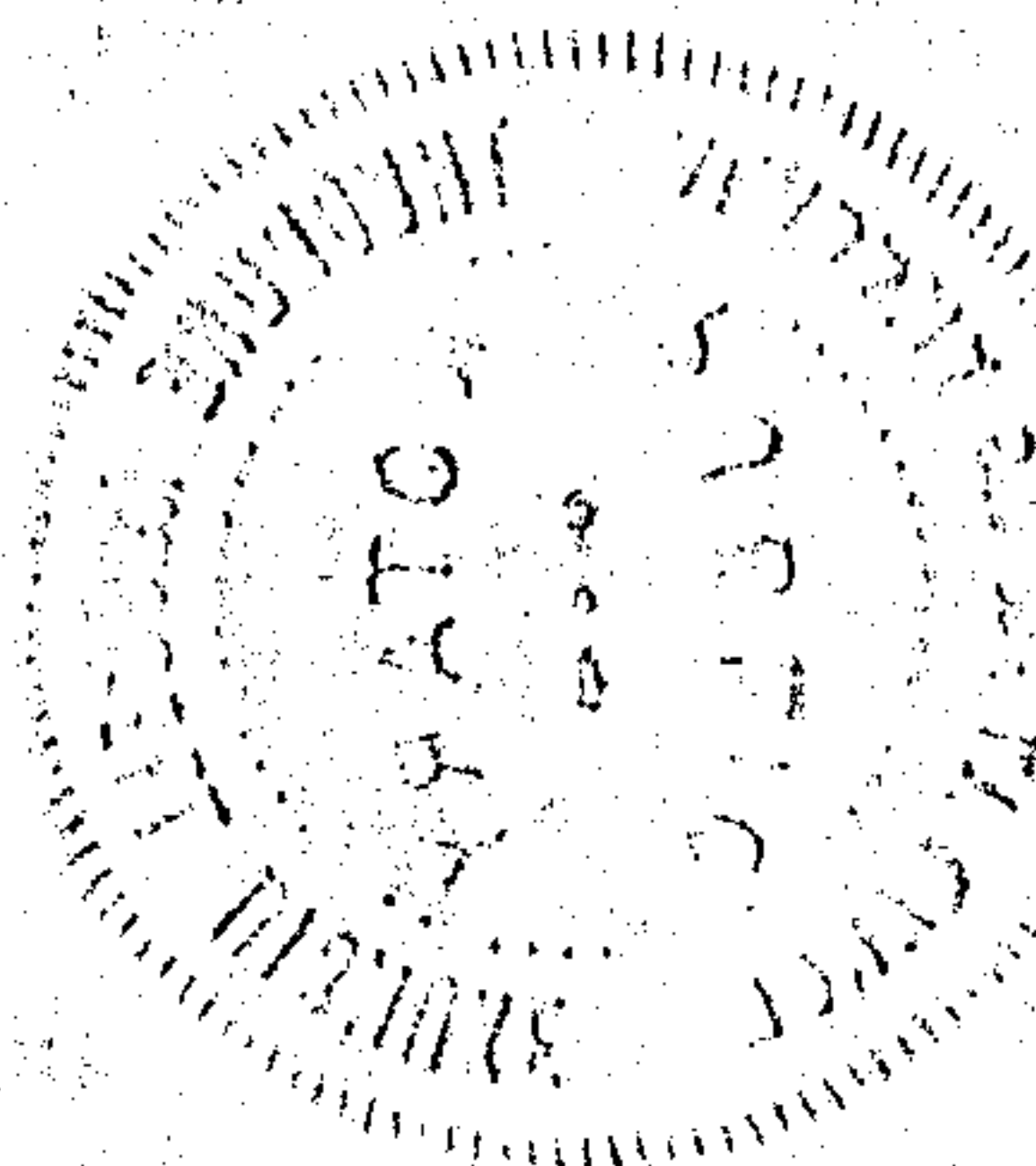
the receipt whereof is acknowledged we, the said Jack Caddell and wife, Catherine W. Caddell,

do

Grant, Bargain, Sell and Convey unto the said M. Owens Sims

the following described real estate, situated in Shelby County, Alabama, to-wit:

All that certain real estate described in Exhibit
A attached hereto and made a part hereof, which
Exhibit A consists of one page and is identified
by the signature of grantors thereon.



19780214000018250 1/3 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1978 12:00:00AM FILED/CERT

To Have And To Hold, to the said M. Owens Sims, his

heirs, assigns and successors forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant
with the said M. Owens Sims

heirs, assigns and successors, that we are lawfully seized in fee simple of said premises; that they are
free from all encumbrances; except as otherwise noted in Exhibit A attached hereto and made
a part hereof;

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
M. Owens Sims, his
heirs, assigns and successors forever, against the lawful claims of all persons.

In Witness Whereof, we have each hereunto set our hand and seal, this 10th
day of February, 1978.

WITNESSES:

Jack Caddell

Jack Caddell

Catherine W. Caddell

Catherine W. Caddell

Seal

Seal

Seal

Seal

M. O. Sims
1304 Malibu Place - Bham, Ala.

ACKNOWLEDGMENTS

State Of ALABAMA

JEFFERSON

County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jack Caddell and wife, Catherine W. Caddell, 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 10th day of February, 1978.

Theodore Russell Dismuke
As Notary Public.

State Of

County

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of 19, came before me the within named

known to me to be the wife of the within named

who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the day of

As Notary Public.

State Of

Jefferson County

I, Theodore Russell Dismuke, a Notary Public in and for said County, in said State, hereby certify that, a subscribing witness to the foregoing conveyance, known to me, appeared before me on this day, and being sworn, stated that voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the grantor and of the other witness, and that such other witness subscribed name as a witness in

Given under my hand and official seal this 70 day of February 1978

Theodore Russell Dismuke
As Notary Public.

19780214000018250 2/3 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1978 12:00:00AM FILED/CERT

Jack Caddell and wife,

Catherine W. Caddell

TO

M. Owens Sims

Warranty Deed

State of Alabama

County

I hereby certify that the within deed was filed in this office for record on the day of

19, at o'clock

M., and was duly recorded in Vol. of Deeds, at page, and examined.

Judge of Probate.

EXHIBIT A

A part of the S 1/2 of the SW 1/4 and the S 1/2 of NW 1/4 of the SW 1/4 all in Section 18, Township 20, Range 2 West, said part being more particularly described as follows: Beginning at the Southeast corner of said S 1/2 of SW 1/4; run thence North along the East line thereof for 1241.49 feet to a point in the center of a public road; thence Westerly along the meanderings of said public road to its intersection with the North line of said S 1/2 of SW 1/4, said meanderings being further described as follows: From the point in the center of the public road thus obtained, turn left 97 degrees 02 minutes for 82.20 feet; thence right 4 degrees 07 minutes for 117.78 feet; thence left 30 degrees 37 minutes for 135.73 feet; thence right 22 degrees 27 minutes for 214.70 feet; thence right 19 degrees 10 minutes for 169.80 feet; thence right 42 degrees 21 minutes for 140.66 feet; thence left 23 degrees 42 minutes for 43.85 feet; thence right 56 degrees 12 minutes for 19.10 feet, more or less, to said North line of S 1/2 of SW 1/4; thence West along said North line of the NW corner of the SE 1/4 of SW 1/4; thence North along the East line of the S 1/2 of NW 1/4 of the SW 1/4 for 38.20 feet to a point in the center of a public road; thence left 77 degrees 17 minutes and along the center of said road for 292.5 feet; thence left 5 degrees 49 minutes and along the center of said road for 278.7 feet to an intersection with the center line of a paved county road; thence left 76 degrees 48 minutes and along said paved county road for 264.65 feet; thence right 5 degrees 54 minutes and along said paved county road for 231.63 feet; thence right 5 degrees 16 minutes and along said paved county road for 251.58 feet; thence right 1 degree 59 minutes and along said paved county road for 499.4 feet, more or less, to an intersection with the North line of a four acre tract located in the SW corner of the SW 1/4 of the SW 1/4; thence East along the North line of said 4 acre tract for 332.6 feet, more or less, to Northeast corner thereof; thence South along the East line of said 4 acre tract to South line of said Section 18; thence East 2285.20 feet, more or less, to point of beginning; all of said real estate lying and being situated in Shelby County, Alabama.

SUBJECT TO:

1. The lien of ad valorem taxes due October 1, 1978.
2. Right of way granted to Plantation Pipe Line as shown by instrument recorded in Deed Volume 112, page 341 in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 127, page 395 in said Probate Office.
4. Right of way granted to Shelby County, Alabama, by instrument recorded in Deed Volume 202, page 448 in said Probate Office.
5. Easement in favor of William M. Martin and Alice B. Martin as shown by instrument recorded in Deed Volume 300, page 422 in said Probate Office.

IDENTIFIED:

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

1978 FEB 14 AM 9:20

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed 10.00
Rec. 4.50
Jud. 1.00
15.50

Jack Caldwell
Thomas A. Snowdon, Jr.

19780214000018250 3/3 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1978 12:00:00AM FILED/CERT