921

THIS INSTRUMENT WAS PREPARED BY:

J. Reese Murray
1500 Brown-Marx Building
Birmingham, Alabama 35203

19790723000092750 1/2 $.00
Shelby Cnty Judge of Probate,AL
07/23/1979 12:00:00AM FILED/CERT

SECOND DEED OF CORRECTION OF DEED OF EXCHANGE

STATE OF ALABAMA)
JEFFERSON AND
SHELBY COUNTIES) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar ($1.00) and other good and valuable consideration to the undersigned grantor (whether one or more) in hand delivered by the grantee herein, the receipt whereof is acknowledged, we, J. REESE MURRAY and wife, EARLE B. MURRAY (herein referred to as grantor) grant, bargain, exchange and convey unto FRANK W. DAVIES, JR., and wife MIRIAM REW DAVIES (herein referred to as grantee) the following described real estate, situated in Jefferson County:

This is a part of a sale and exchange of part of the SE 1/4 of the NW 1/4 of Section 25, Township 18 South, Range 2 West, situated in Jefferson County, Alabama.

Part of the SE 1/4 of the NW 1/4 of Section 25, Township 18 South, Range 2 West, situated in Jefferson County, Alabama, more particularly described as follows:

An undivided 1/2 interest in and to the following:

Begin at the Southeast corner of said 1/4-1/4 section; thence run North along the East line of said 1/4-1/4 section a distance of 961.88 feet to a point on the centerline of the Little Cahaba River; thence turn 113°41'50" right and run in a Northwesterly direction a distance of 154.29 feet to a point on said River Centerline; thence turn 35°52'05" left and run in a Southwesterly direction a distance of 86.11 feet to a point on said River Centerline; thence turn 43°12'34" left and run in a Southwesterly direction a distance of 77.57 feet to a point on said River Centerline; thence turn 27°16'29" left and run in a Southerly direction a distance of 211.12 feet to a point on said River Centerline; thence turn 04°22'30" left and run in a Southerly direction a distance of 301.94 feet to a point on said River Centerline; thence turn 17°03'57" right and run in a Southwesterly direction a distance of 116.12 feet to a point on said River Centerline; thence turn 19°07'35" left and run in a Southerly direction a distance of 161.46 feet to a point on said River Centerline; thence turn 20°58'52" left and run in a Southeasterly direction a distance of 158.19 feet to a point on the South line of said 1/4-1/4 section; thence turn 67°39'59" left and run East along the South line of said 1/4-1/4 section a distance of 300.45 feet to the point of beginning.

Minerals and mining rights excepted.

Also the fifty (50) foot parcel of property on the same side of the Little Cahaba River that give access from the Cahaba Beach Road to the said SE 1/4 of the NW 1/4 of Section 25, Township 18 South, Range 2 West (recorded in Book 309, Page 838, Shelby County, Alabama).

Frank Realty Inc.
[redacted] A. Cahaba Rd.
[redacted] Birm. Ala. 35223

The property is sold subject to the terms and conditions of that restrictive covenant entered into by and between the grantors and The Birmingham Water works Board that prohibits commercial development on the property and requires lots to be of a size of five (5) acres restricted to single-family dwellings. A copy of this restrictive covenant has been filed for record in the Probate Office (recorded in Book 23, Page 291, Shelby County, Alabama, Real Volume 1556, Page 204, Jefferson County, Alabama).

Subject to rights of way and easements of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators 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, unless otherwise noted above; that we have a good right to exchange 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 claim of all persons.

BOOK 320 PAGE 806

Grantor also remise, release, quitclaim and convey all rights, title and interests in and to that certain two-inch water line that supplies water from The Birmingham Water Works Board to the property acquired by Dr. Elias Watson (recorded in Real Volume 1556, Page 200, Jefferson County, Alabama).

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 22 day of May, 1979.

J. Reese Murray

Earle B. Murray

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Reese Murray and wife, Earle B. Murray, 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 the 22 day of May, 1979.

NOTARY PUBLIC

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON REAL 1764 PAGE 799

MAY 30 3 18 PM '79

RECORD... MTG. TAX
&... BEEN
PD... MENT.

... PROBATE

19790723000092750 2/2 $.00
Shelby Cnty Judge of Probate,AL
07/23/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA, JEFFERSON COUNTY
I hereby certify mortgage tax or deed tax has been collected on this instrument

Judge of Probate

"NO TAX COLLECTED"