ART

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

226

19790907000115500 1/2 $.00
Shelby Cnty Judge of Probate,AL
09/07/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Four Thousand Eight Hundred Eighty-Five and 50/100 Dollars ($54,885.50) to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Arthur C. Fortner and wife, Yvonne M. Fortner and Lillian A. Woodall and husband, Roy Woodall, herein referred to as grantors, grant, bargain, sell and convey unto Harold L. Junkins, Oscar T. Gamble, Jr., Arthur C. Fortner and Lillian A. Woodall, as equal partners and tenants in common, herein referred to as grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

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A lot or parcel of land situated in the S-1/2 of the NE-1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, adjoining the East right-of-way line of a 30-foot public road which adjoins the East right-of-way line of the main line of the Birmingham Division of the Louisville and Nashville Railroad at Mile Post 418 from Louisville via the southbound main track, said land being more particularly described as follows:

Beginning at a point 30.0 feet East of the East right-of-way line of the Birmingham Division (formerly the S&NA Division) of the Louisville and Nashville Railroad, which point is 80.0 feet Eastwardly from the center of the southbound or original main track, measuring at right angles to said tract and 429.0 feet Southwardly along said track from Mile Post 418 from Louisville as measured and set via the southbound main track; thence Northwardly in a straight line, parallel with and 80.0 feet Eastwardly from the centerline of the original main track, a distance of 610.0 feet to a point; thence Eastwardly at right angles, a distance of 180.0 feet to a point; thence Southwardly at right angles parallel with and 260.0 feet from the said original centerline of main track, a distance of 610.0 feet to a point; thence Westwardly at right angles a distance of 180.0 feet to the point of beginning, enclosing an area of 2.52 acres, more or less.

The grantees agree to assume and be bound by all obligations assumed by the grantors in deeds or contracts affecting the above described premises, and to recognize all easements to which the above described premises are servient, whether such easements be apparent or created by instruments of record or otherwise.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantees, their 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 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of May, 1979.

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79 SEP -7 AM 8:48

Rec & Tax - 55.00
Rec. 5.00
Ind. 1.00
6.00

JUDGE OF PROBATE

Arthur C. Fortner

Yvonne M. Fortner

Lillian A. Woodall

Roy Woodall

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Arthur C. Fortner and wife, Yvonne M. Fortner, and Lillian A. Woodall and husband, Roy Woodall, 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 17th day of May, 1979.

Notary Public

This instrument was prepared by:

Harrison, Jackson & Lee
Attorneys at Law
1734 Oxmoor Road
Birmingham, Alabama 35209