

State Of Alabama

Shelby

County

Know All Men by These Presents,

In Consideration Of Sixty-nine thousand nine hundred twenty-four & 83/100 Dollars,
(\$69,924.83)

to the undersigned grantor Edward A. Childs and wife, Allen Townsend Childs,

in hand paid by Alexander W. Jones, Jr. and Edward Anderson

the receipt whereof is acknowledged we the said Edward A. Childs and Allen Townsend Childs

do

Grant, Bargain, Sell and Convey unto the said Alexander W. Jones, Jr. and
Edward Anderson

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

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 25,
Township 18 South, Range 2 West, more particularly described as follows:
Commence at the NW corner of said 1/4 - 1/4 section; thence in an
easterly direction along the northerly line of said 1/4 - 1/4 section,
a distance of 82 feet to a point in the center of the Little Cahaba River,
said point being the Point of Beginning; thence continue along last
described course, a distance of 376.21 feet; thence 88 degrees 14 minutes
59 seconds right, in a southerly direction, a distance of 250.34 feet;
thence 88 degrees 14 minutes 59 seconds left in an easterly direction, a
distance of 400.00 feet; thence 88 degrees 14 minutes 59 seconds right,
in a southerly direction, a distance of 150.00 feet; thence 76 degrees
15 minutes right in a southwesterly direction, a distance of 768 feet to
a point in the center of said River; thence in a northwesterly direction
along the center of said River, a distance of 630 feet, more or less to
the Point of Beginning, in Shelby County, Alabama.

Subject to mineral and mining rights incident thereto recorded at Volume 3853 at Page
466 in the Probate Office of Shelby County, Alabama and subject to easements, restrictions
and rights of way of record. Subject to taxes for the year 1981.
Sixty-nine thousand eight hundred twenty-four and 83/100 (\$69,824.83) Dollars recited
herein was paid by the execution of a Purchase Money Note and Mortgage executed simultaneous
herewith.

To Have And To Hold, to the said Alexander W. Jones, Jr. and Edward Anderson, their
heirs, assigns and successors forever.

And we do, for ourselves and for our heirs, executors and administrators,
covenant with the said Alexander W. Jones, Jr. and Edward Anderson, their
heirs, assigns and successors, that we lawfully seized in fee simple of said premises; that they are free
from all encumbrances;

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
Alexander W. Jones, Jr. and Edward Anderson, their
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 2nd

day of August, 1981.

WITNESSES:

Prepared by Samuel H. Frazier

SPAIN, GILLON, RILEY, TATE & ETHERIDGE

John A. Hand Building

Birmingham, Alabama 35203

Edward A. Childs
Allen Townsend Childs

Seal

Seal

Seal

Seal

ACKNOWLEDGMENTS

State Of Alabama
Jefferson County

Edward A. Childs, a Notary Public in and for said County, in said State, hereby certify that

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, he executed the same voluntarily on the day the same bears date. Given under my hand official seal this 28th day of August, 1981.

My Commission Expires June 5, 1985 As Notary Public.

State Of Alabama

Jefferson County

I, Allen Townsend Childs, a Notary Public in and for said County, in said State, do hereby certify that on the 28th day of August, 1981, came before me the within named

Allen Townsend Childs known to me to be the wife of the within named Edward A. Childs

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 28th day of August, 1981.

My Commission Expires June 5, 1985

State Of

County

I, 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, the grantor, 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 presence.

Given under my hand and official seal this

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

1982 MAR -5 AM 9:03

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed .50
Rec. 3.00 Surety 418-772
Jud. 1.00
4.50

As Notary Public.

W. H. Frazier
JOHN A. HAND BUILDING
BIRMINGHAM, ALABAMA 35203

EDWARD A. CHILDS and

ALLEN TOWNSEND CHILDS

TO

ALEXANDER W. JONES, JR. and

EDWARD ANDERSON

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.

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