

635
THIS INSTRUMENT WAS PREPARED BY
J. DAN TAYLOR/SMYER, WHITE, TAYLOR
EVANS, SANDERS & PUTT
2025 FOURTH AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
ROBERT L. ROBINSON
3908 JACKSON BLVD
MOUNTAIN BROOK, ALABAMA
35213

STATE OF ALABAMA)
SHELBY COUNTY)

14,500.00

DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I JANICE HAMLIN BURCH MAGOUIRK AN HEIR AT LAW OF EWART AUSBON WATTS DECEASED (herein referred to as grantor), grant, bargain, sell and convey unto ROBERT L. ROBINSON (herein referred to as grantee) all my rights, title, and interest in and to the following described real estate, situated in Shelby County, Alabama, to wit:

See attached exhibits "A", parcels I, II, III & IV, which are incorporated herein as if set out in haec verba.

The grantor hereby warrants that the property hereby conveyed is not the homestead of the grantor or their spouse if married.

Subject to all easements, restrictions and rights of way whether recorded or unrecorded

The grantor makes no representation or warranty as to quantity of land hereby conveyed.

TO HAVE AND TO HOLD to the said grantee his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of August, 1983.

Janice Hamlin Burch Magouirk
JANICE HAMLIN BURCH MAGOUIRK

STATE OF)
COUNTY)

I, the undersigned, A Notary Public in and for said County in said State, hereby certify that JANICE HAMLIN BURCH MAGOUIRK 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 and official seal this the 18 day of August, 1983.

My commission expires:

1-25-1986

(AFFIX SEAL)

Lybelle Thacher
Notary Public

EXHIBIT "A"

PARCEL I

Commence at the Northeast corner of Sec. 18, T-21-S, R-2-E; thence run South 88 deg. 50 min. 30 sec. West a distance of 673.38 feet; thence turn an angle of 88 deg. 50 min. 30 sec. to the left and run South a distance of 1064.09 feet; thence run South 65 deg. 20 min. 30 sec. East a distance of 101.59 feet to the point of beginning; thence run along contour line elevation 397 the following courses: North 46 deg. 37 min. 30 sec. East, 240.35 feet; North 5 deg. 08 min. 30 sec. West 43.90 feet; North 76 deg. 22 min. 30 sec. East, 87.36 feet; North 86 deg. 25 min. 30 sec. East, 268.98 feet; South 82 deg. 54 min. 30 sec. East 161.95 feet; South 87 deg. 45 min. 30 sec. East, 128.24 feet; North 75 deg. 49 min. 30 sec. East, 120.16 feet; South 59 deg. 50 min. 30 sec. East 68.45 feet; South 87 deg. 39 min. 30 sec. East, 85.95 feet; South 52 deg. 41 min. 30 sec. East, 39.28 feet; South 11 deg. 39 min. 50 sec. East 287.65 feet; South 24 deg. 18 min. 30 sec. East, 103.70 feet to the South line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Sec 17, thence run South 88 deg. 50 min. 30 sec. West along the South line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Sec. 17, and the South line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Sec. 18, a distance of 1091.01 feet; thence run North 25 deg. 09 min. 30 sec. East a distance of 141.93 feet; thence run North 65 deg. 20 min. 30 sec. West a distance of 193.14 feet to the point of beginning. **

continued

EXHIBIT "A"

continued

PARCEL II

Commence at the Northeast corner of Sec. 18, T-21-S, R-2-E; thence run South 88 deg. 50 min. 30 sec. West a distance of 673.38 feet; thence turn an angle of 88 deg. 50 min. 30 sec. to the left and run South a distance of 1064.09 feet; thence run South 65 deg. 20 min. 30 sec. East a distance of 294.73 feet; thence run South 25 deg. 09 min. 30 sec. West a distance of 141.93 feet to the North line of SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 18, T-21-S, R-2-E and the point of beginning; thence run North 88 deg. 50 min. 30 sec. East along the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Sec. 18 and the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 17, a distance of 1091.01 feet to a point on contour line elevation 397.00, thence run along said contour line elevation 397.00 the following courses: South 27 deg. 42 min. 39 sec. East, 222.20 feet; South 10 deg. 33 min. 39 sec. East 274.10 feet; South 1 deg. 03 min. 39 sec. East, 118.00 feet; North 82 deg. 04 min. 39 sec. West, 106.00 feet; North 70 deg. 06 min. 39 sec. West 279.79 feet; South 86 deg. 19 min. 21 sec. West, 195.69 feet; South 48 deg. 36 min 21 sec. West, 51.35 feet to a point on contour line elevation 397; thence run South 74 deg. 36 min. 21 sec. West a distance of 507.32 feet; thence run North 88 deg. 28 min. 00 sec. West a distance of 300.15 feet; thence South 88 deg. 52 min. 30 sec. West a distance of 63.46 feet; thence South 88 deg. 20 min. 30 sec. West a distance of 88.63 feet; thence North 25 deg. 09 min. 30 sec. East a distance of 208.40 feet; thence continue North 25 deg. 09 min. 30 sec. East a distance of 488.14 feet to the point of beginning.

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EXHIBIT "A"
continued

PARCEL III

Commence at the NE corner of Section 18, Township 21 South, Range 2 East; thence run South 88 degrees 50 minutes 30 seconds West along the North line of said Section 18 a distance of 609.92 feet; thence turn an angle to the left of 88 degrees 50 minutes 30 seconds and run South a distance of 1,943.39 feet to the point of beginning; thence continue on last described course a distance of 2,996.45 feet to a point that is situated 5.0 feet Northerly of the waters edge of Lay Lake; thence run South 89 degrees 19 minutes East a distance of 314.89 feet to a point that is 5 feet Northerly of a waters edge; thence run North 48 degrees 43 minutes East a distance of 287.09 feet to a point that is 5 feet Northerly of the waters edge; thence run South 71 degrees 01 minute 54 seconds East a distance of 130.80 feet to a point that is 5 feet Northerly of the waters edge; thence run North 44 degrees 23 minutes 21 seconds East a distance of 336.20 feet continuing along a line that is approximately 5 feet Northerly of the waters edge; thence run North 37 degrees 22 minutes 51 seconds East a distance of 273.46 feet to a point that is 5 feet Northwesterly of the waters edge; thence run North 26 degrees 57 minutes 45 seconds East a distance of 343.50 feet to a point that is 5 feet Northwesterly of the waters edge; thence run North 18 degrees 02 minutes 51 seconds East a distance of 154.18 feet to a point that is 5 feet Westerly of the waters edge; thence run North 3 degrees 00 minutes 45 seconds East a distance of 153.63 feet to a point that is 5 feet Westerly of the waters edge; thence run North 11 degrees 50 minutes 45 seconds East a distance of 418.42 feet to a point that is 5 feet Westerly of the waters edge; thence run North 7 degrees 11 minutes 30 seconds East a distance of 372.83 feet to a point that is 5 feet Westerly of the waters edge; thence run North 4 degrees 02 minutes 45 seconds West a distance of 441.86 feet to a point that is 5 feet Westerly of the waters edge; thence run North 7 degrees 53 minutes 15 seconds West a distance of 504.36 feet to a point that is 5 feet Southerly and Westerly of the waters edge; thence run North 78 degrees 36 minutes 45 seconds West a distance of 414.47 feet to a point that is 5 feet Southerly of the waters edge; thence run North 33 degrees 58 minutes 43 seconds West a distance of 129.12 feet to a point that is 5 feet Northerly of the waters edge; thence run South 74 degrees 34 minutes 21 seconds West a distance of 507.32 feet; thence run North 88 degrees 30 minutes West a distance of 300.15 feet to the point of beginning.

ALSO, all real property which lies between the above described property and the normal water level of Lay Lake (which is 397 feet above men sea level) together with a perpetual easement to the grantee and his heirs, executors, administrators and assigns to use the chert road as now located extending from the existing paved road known as the Smith Camp Road and also known as Shelby County Highway No. 103 to the Northwest corner of the above described real property, together with an easement for the installation along said road of electric and telephone lines to the above described property.

Continued

EXHIBIT "A"
continued

PARCEL IV

Commence at the NE corner of Section 18, Township 21 South, Range 2 East; thence run West along the North line of said Section a distance of 609.92 feet; thence turn an angle of 88 deg. 50 min. 30 sec. to the left and run a distance of 1943.39 feet to the point of beginning; thence continue in the same direction a distance of 2957.45 feet to a point which is 5 feet North of contour line, elevation 397.00 "mean sea level"; thence turn an angle of 90 deg. 39 min. 30 sec. to the right and run a distance of 50.06 feet to a point which is 5 feet North of contour line, elevation 397.00 "mean sea level"; thence turn an angle of 16 deg. 44 min. 25 sec. to the right and run a distance of 841.01 feet to a point which is 5 feet North of contour line, elevation 397.00 "mean sea level"; thence turn an angle of 76 deg. 51 min. to the right and run a distance of 2694.14 feet; thence turn an angle of 84 deg. 03 min. 35 sec. to the right and run a distance of 589.75 feet; thence turn an angle of 00 deg. 32 min. to the right and run a distance of 63.46 feet to the point of beginning. Also all the real property lying between the above described parcel of land and such contour line, elevation 397.00 "mean sea level". EXCEPTING therefrom all property and rights acquired by Alabama Power Company in condemnation suit pending in the United States District Court of the Southern Division of the Northern District of Alabama and excepting therefrom all rights or easements acquired by said Alabama Power Company in said condemnation suit to flood any part of said property lying below 403 feet above sea level. Situated in Shelby County, Alabama.

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

1983 OCT 17 AM 8:50

F. Thomas A. Snowden, Jr.
CLERK OF PROBATE

Deed TAX 14.50
Deed 7.50
Trust 1.00
23.00

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