

IN THE CIRCUIT COURT FOR SHELBY COUNTY, ALABAMA

FAY STRACENER NELSON VILLEGAS, *

Plaintiff, *

VS. *

CASE NO. CV-82-206 (E)

JACK B. NELSON, *

Defendant. *

JUDGMENT

This cause having come before the court on the pleadings of the parties, and both parties having consented to the appointment of a surveyor by the court, and a survey having been submitted to the court, with Plaintiff represented by Hon. William R. Justice, and Defendant represented by Hon. Arthur Green, and the Court having examined the pleadings and survey and now being fully advised in the premises,

IT IS ORDERED, ADJUDGED, and DECREED

1. That the Plaintiff, Fay Stracener Nelson Villegas, is the owner of an undivided one-half (1/2) interest in the lands described in the complaint:

All of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30, Township 18, Range 2 East that lies East of Gum Branch, being 10 acres, more or less.

All of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30, Township 18, Range 2 East that lies Southeast of Gum Branch, being 25 acres, more or less;
EXCEPT Highway right-of-way.
Situated in Shelby County, Alabama.

2. That Defendant Jack B. Nelson is the owner of an undivided one-half (1/2) interest in the lands described in the complaint;

3. That the lands described in the complaint, as follows:

All of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30, Township 18, Range 2 East that lies East of Gum Branch, being 10 acres, more or less.

All of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30, Township 18, Range 2 East that lies Southeast of Gum Branch, being 25 acres, more or less;
EXCEPT Highway right-of-way.
Situated in Shelby County, Alabama,

BOOK 354 PAGE 567

Shelby County, Alabama, be partitioned among the owners, as herein-
above decreed, to hold severally and not jointly, as follows:

FAY STRACENER NELSON VILLEGAS

A parcel of land located in the SE $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows: Begin at the SE corner of said Section 30; thence run West along the South line of said Section 30 a distance of 880.0 feet; thence turn right 113 degrees 39 minutes 54 seconds a distance of 1401.06 feet; thence turn right 63 degrees 03 minutes 05 seconds a distance of 346.91 feet to the East line of said Section 30; thence turn right 94 degrees 32 minutes 47 seconds a distance of 1303.42 feet to the point of beginning. LESS AND EXCEPT that part lying within the public right-of-way. Said parcel contains 18.14 acres, which includes 0.64 acre within the right-of-way.

JACK B. NELSON

A parcel of land located in the SE $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 30; thence run West along the South line of said Section 30 a distance of 880.0 feet to the point of beginning; thence turn right 113 degrees 39 minutes 54 seconds a distance of 1401.06 feet; thence turn left 116 degrees 56 minutes 55 seconds a distance of 26.21 feet; thence turn right 02 degrees 33 minutes 27 seconds a distance of 219.88 feet to a point on the Northerly right-of-way of Highway #25; thence turn left 72 degrees 47 minutes 18 seconds a distance of 80.0 feet to a point on the Southerly right-of-way of said Highway #25; said point being on a curve to the right having a central angle of 25 degrees 14 minutes 15 seconds and a radius of 380.00 feet; thence turn right from last course 102 degrees 37 minutes 08 seconds to the chord of said curve; thence run along the arc of said curve along said right-of-way a distance of 167.38 feet to the centerline of Gum Branch; thence run Westerly and Southerly along the centerline of said Branch the following angles and distances; turn left from said chord 06 degrees 40 minutes 43 seconds a distance of 34.96 feet; turn left 23 degrees 15 minutes 10 seconds a distance of 59.48 feet; turn right 25 degrees 26 minutes 56 seconds a distance of 29.88 feet; turn left 108 degrees 57 minutes 50 seconds a distance of 23.15 feet; turn left 29 degrees 02 minutes 19 seconds a distance of 65.44 feet; turn right 22 degrees 48 minutes 00 seconds a distance of 38.20 feet; turn right 41 degrees 17 minutes 28 seconds a distance of 92.82 feet; turn right 24 degrees 38 minutes 29 seconds a distance of 26.75 feet; turn left 21 degrees 26 minutes 05 seconds a distance of 35.50 feet; turn left 60 degrees 10 minutes 26 seconds a distance of 63.69 feet; turn right 45 degrees 38 minutes 56 seconds a distance of 44.43 feet; turn left 44 degrees 18 minutes 46 seconds a distance of 30.99 feet; turn right 20 degrees 30 minutes 43 seconds a distance of 154.59 feet; turn right 26 degrees 04 minutes 16 seconds a distance of 41.13 feet; turn right 43 degrees 44 minutes 18 seconds a distance of 18.58 feet; turn right 59 degrees 39 minutes 30 seconds a distance of 27.90 feet; turn left 32 degrees 10 minutes 11 seconds a distance of 31.85 feet; turn left 73 degrees 36 minutes 14 seconds a distance of 34.68 feet; turn left 35 degrees 38 minutes 56 seconds a distance of 120.32 feet; turn right 71 degrees 46 minutes 50 seconds a distance of 33.95 feet; turn right 44 degrees 40 minutes 41 seconds a distance of 24.35 feet; turn left 51 degrees 00 minutes 09 seconds a distance of 95.01 feet; turn right 40 degrees 23 minutes 39 seconds a distance of 108.22 feet; turn right 18 degrees 53 minutes 55 seconds a distance of 57.13 feet; turn left 47 degrees 33 minutes 57 seconds a distance

of 62.21 feet; turn left 21 degrees 28 minutes 51 seconds a distance of 60.78 feet; turn left 53 degrees 43 minutes 50 seconds a distance of 27.18 feet; turn left 27 degrees 18 minutes 02 seconds a distance of 95.54 feet; turn right 55 degrees 23 minutes 56 seconds a distance of 247.13 feet; turn right 26 degrees 23 minutes 10 seconds a distance of 31.10 feet; turn right 33 degrees 08 minutes 35 seconds a distance of 121.26 feet; turn left 51 degrees 26 minutes 50 seconds a distance of 40.04 feet; turn right 29 degrees 32 minutes 17 seconds a distance of 64.21 feet; turn left 36 degrees 50 minutes 20 seconds a distance of 79.21 feet; turn left 74 degrees 18 minutes 40 seconds a distance of 47.37 feet; turn right 82 degrees 08 minutes 06 seconds a distance of 32.01 feet to the South line of said Section 30; thence turn left 122 degrees 18 minutes 12 seconds along said Section line a distance of 840.27 feet to the point of beginning. LESS AND EXCEPT that part lying within the public right-of-way. Said parcel contains 17.96 acres, which includes 0.46 acre within the right-of-way. Situated in Shelby County, Alabama.

4. Each party shall be responsible for his or her own attorneys fees.

5. The survey fee of \$1,500.00, payable to Mr. Johnye Horton, is hereby made part of the costs in this case. Plaintiff shall pay the sum of \$860.22 and Defendant shall pay the sum of \$639.78 for said survey costs. All other costs are taxed to Plaintiff.

Done this 3 day of April, 1984.

Robert R. Armstrong
CIRCUIT JUDGE

FILED IN OFFICE THIS THE 3 DAY
OF April, 19 84

Kyle Sanford

Clerk of Circuit Court
Shelby County, Alabama

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

1984 APR -6 PM 1:58

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

Rec. 450
Ind. 100
550