

MR IVEY ROPER  
ROUTE 1 BOX 167A  
HARRERSVILLE, ALA. 35078

STATE OF ALABAMA     )  
                              )  
JEFFERSON COUNTY     )     KNOW ALL MEN BY THESE PRESENTS,

PARCEL NO. 1

SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, LESS AND EXCEPT that part thereof which is described as follows: From the SE corner of said Section 24, run North along the East boundary of said Section a distance of 571.14 feet to the point of beginning; thence continue in a straight line a distance of 753.68 feet to a point being the NE corner of said SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 24; thence left 91 deg. 01 min. 29 sec. a distance of 301.70 feet; thence left 101 deg. 29 min. 31 sec. a distance of 254.32 feet; thence right 12 deg. 31 min. a distance of 500.00 feet; thence left 90 deg. a distance of 247.37 feet to the point of beginning; and also LESS AND EXCEPT a part thereof which is described as follows: Beginning at the NW corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 24 and run East along the N boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 523.45 feet; thence right 172 deg. 04 min. 29 sec. a distance of 145.86 feet; thence right 10 deg. 55 min. 02 sec. a distance of 379.49 feet to the point of beginning. Such two excepted parcels containing approximately 4.5 acres, leaving in the  $\frac{1}{4}$ - $\frac{1}{4}$  Section approximately 35.5 acres, more or less.

PARCEL NO. 2

That part of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama described as follows: From the NE corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 24 run West along the North boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 301.70 feet to the point of beginning; thence continue in a straight line a distance of 355.06 feet; thence right 172 deg. 04 min. 29 sec. a distance of 126.69 feet; thence left 80 deg. 35 min. a distance of 424 feet, more or less, to the South R.O.W. line of U.S. Highway 280, also known as the Florida Short Route Highway; thence Southeasterly along said R.O.W. line to a point where said R.O.W. line intersects the East boundary of said Section 24; thence South along the said East boundary of said Section 24 to a point which is 155.22 feet North of the NE corner of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 24; thence right 76 deg. 29 min. a distance of 329.34 feet; thence left 89 deg. 00 min. a distance of 85.68 feet to the point of beginning, LESS AND EXCEPT that part thereof which is occupied by old U.S. Highway 280, a well traveled way.

SUBJECT TO THE FOLLOWING LIMITATIONS, RESTRICTIONS, AND EASEMENTS:

1. Subject to right-of-way for U.S. Highway 280, also known as the Florida Short Route Highway, as shown by instruments recorded in the office of the Judge of Probate of Shelby County, Alabama, as follows: dated August 12, 1931 and recorded in Civil Min. Book 9, at Page 241; dated September 30, 1933 and recorded in Deed Book 95, at Page 532; and dated April 25, 1938 and recorded in Deed Book 104, at Page 450.
2. Subject to right-of-way and easement for old U.S. Highway

280, a well traveled way, as shown by survey of Frank W. Wheeler, Registered Land Surveyor No. 3385, dated March 15, 1973.

3. Subject to Transmission Line Permit to Alabama Power Company, dated May 31, 1961 and recorded in Deed Book 217, at Page 120, in said Probate Records.

THE PROPERTY MADE THE SUBJECT OF THIS SALE IS NOT THE HOMESTEAD OF THE GRANTOR. THE ABOVE CONSIDERATION IS PAID IN PART BY THE EXECUTION AND DELIVERY OF A PURCHASE MONEY MORTGAGE FOR \$50,000.00.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claim of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of April, 1984.

WITNESS

S.M. WALKER

STATE OF ALABAMA )  
JEFFERSON COUNTY )

# General Acknowledgment

I, the undersigned, a Notary Public in and for said State, hereby certify that S.M. WALKER whose name 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 19th day of April, 1984.

Notary Public

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

1984 MAY 14 AM 9:17  
448-524

JUDGE OF PROBATE

Deed TAX \$5.00  
Rec 3.00  
Jud 1.00  
29.00