

1623

This instrument prepared by
Wade H. Morton, Jr., Attorney at Law
P O Box 1227, Columbiana, AL 35051

STATE OF ALABAMA)

DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One and No/100 (\$1.00) Dollar to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, and the Grantee's payment for many years of the ad valorem taxes assessed against the real property described below, the sufficiency of which considerations is hereby acknowledged, I, JAMES COLEMAN (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto GEORGIA JONES FRANKLIN, a widow (herein referred to as Grantee), all of my undivided right, title and interest in and to the following described real estate situated in the Town of Columbiana, Shelby County, Alabama, to-wit:

That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 798.88 feet to the point of beginning of the parcel hereby conveyed; thence continue East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 489.57 feet to a point, said point being the established Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 90 degrees 51 minutes 46 seconds to the right and run along the established East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 348.69 feet; thence turn an angle of 74 degrees 59 minutes 37 seconds to the right and run a distance of 432.21 feet to a point, said point being the Southeast corner of the John Reed residential lot as conveyed to him by that certain deed dated April 15, 1965 and recorded in Deed Book 235, at Page 194, in the Office of the Judge of Probate of Shelby County, Alabama, which point was also formerly known as the Northwest corner of the J. E. Richie lands and is now the Northwest corner of the lot of Sam F. Brasher under that certain Register's Deed dated April 22, 1958 and recorded in Deed Book 193, at Pages 20-21, in said Probate Records; thence turn an angle of 95 degrees 58 minutes 24 seconds to the right and run a distance of 458.92 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and the point of beginning. Said parcel containing 4.22 acres, more or less.

The parties intend by the above legal description to describe the identical parcel of land conveyed to John Hillard Jones by that certain deed dated November 17, 1938 and recorded on July 21, 1959 in Deed Book 203, at Pages 45-46, in said Probate Records, which deed uses the following legal description: "Beginning at an iron stake, the same being the northwest corner of the J. E. Richie lands, thence run due north to the lands of the Shelby Iron Company to the corner of Betty Harkins land, thence east to the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 23,

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Township 21, Range 1 West, run thence south to the northeast corner of the J. E. Richie lands, run thence west along the line of the said Richie lands to the point of beginning."

The above described parcel of land is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

The parties to this deed acknowledge that fee simple title to the above described real estate was vested in John Hillard Jones at the time of his death on or about July 12, 1961, and that John Hillard Jones departed this life without leaving a Will while a resident of Shelby County, Alabama, and was survived by his wife Eula S. Jones, but had no children born of him during his life and both of his parents predeceased him. The parties further acknowledge that Georgia Jones Franklin, the Grantee herein, is the only living brother or sister of John Hillard Jones, deceased, and that the Grantor herein is a direct or collateral descendant of either a deceased brother or deceased sister of said John Hillard Jones, deceased.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6-1-84 day of JUNE, 1984.

GRANTOR:

James Coleman (SEAL)

STATE OF OHIO)
COUNTY OF BUTLER) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby acknowledge that James Coleman, whose name is signed to the foregoing conveyance, and who is known by me, acknowledged before me on this date, that, being informed of the contents of the conveyance (he) (she) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of June, 1984.

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

1984 JUL 31 PM 3:04

JUDGE OF PROBATE

Verlyn Phillips
Notary Public

Verlyn Phillips, Notary Public
State of Ohio

My Commission Expires July 12, 1988

Deed TAX. 50
Rec 5.00
Jud 1.00
6-50

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