

4
Book 128, Page 652

STATE OF ALABAMA

COUNTY OF BIBB

WARRANTY DEED

FILED
IN PROBATE OFFICE
BIBB COUNTY, AL

Deed Tax 16.00
1989 OCT -5 AM 9:00

Deed Book 128, Page 652
GEORGE ALLEN DESIGNS
JUDGE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIXTEEN THOUSAND AND NO/100 (\$16,000.00) DOLLARS to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, RITA T. L. MORELAND, a widow, individually and as Executor of the Estate of Calvin C. Moreland, deceased, herein referred to as GRANTOR, does grant, bargain, sell and convey unto ELIZABETH MORELAND FLETCHER, herein referred to as GRANTEE, all of her undivided right, title and interest in and to the following described real estate situated in Bibb County, Alabama:

PARCEL I:

That part of the Northeast quarter of the Northwest quarter of Section Nineteen, Township Twenty-four (24) North, Range Twelve (12) East, described as follows: Beginning at the Northwest corner of said quarter-quarter section; thence along the North line of said section 1343 feet to the Northeast corner of said quarter-quarter section; thence South along East line of said quarter-quarter section 1225 feet; thence North 58 degrees West 223.5 feet; thence South 62 degrees 45 minutes West 282 feet to center of Mahan Creek; thence down the center of said creek 960 feet to West line of said quarter-quarter section; thence North along said line 945 feet to the Northwest corner, the point of beginning. Said tract containing 33.8 acres, more or less. Situated in Bibb County, Alabama. It is intended to convey all interest of the Grantor in the property conveyed to Fannie Moreland as shown in Deed recorded in Deed Book 43, page 401.

Also, start at the Northeast corner of French Nabers Mill Land and run Westerly One Hundred and Seven and 5/9 yards on the line between French Nabers Mill Land and the land owned by Brierfield Coal and Iron Company of Alabama to cedar stake on said line and thence in a Southerly direction forty five yards to a cedar stake and thence run Easterly direction One Hundred and Seven and 5/9 yards to another cedar stake on the line between French Nabers Mill Land and the Land owned by the Brierfield Coal and Iron Company of Alabama, thence forty-five yards on said line to the starting point, containing one acre. The said land is in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 19, Township 24, Range 12 East and in Bibb County, Alabama. (Source of Title: Book 43, page 402)

Also, all right, title and interest in the property owned by Fannie Moreland at the time of her death whether correctly described herein or not. The tax assessment records shown 74 acres owned by said Fannie Moreland and it is intended that all Grantor's interest in any such property be conveyed hereby.

PARCEL II:

The South half of the Southwest corner of the Northwest quarter of Section 20, Township 24, Range 12 East; situated in Shelby County, Alabama, and containing twenty (20) acres, more or less; also all that part of the Northwest quarter of the Southwest quarter of Section 20, and the Southwest half of the Southwest quarter North of Mahan's Creek and West of the Old Selma and Montevallo Road, being twenty-six acres, more or less; and all that part of the Northeast quarter of the Southeast quarter of Section 19, lying East and North of the lines of land sold by J.W. Mahan to Dan Lyons containing thirty-eight acres, more or less; and all that part of the Southeast quarter of the Southeast quarter of Section 19, North of a line running from the established corner of John Huff's land at Old Mill Place on East Bank of Mahan's Creek, containing five acres, more or less; all of said land being in Township 24, Range 12 East, in Bibb County, Alabama. (Source of Title: Deed Book 44, page 452)

PARCEL III:

A lot and house in Brierfield bounded as follows: on the East by the Brierfield Coal & Iron Co. Railroad and on the North by Dock Moreland lot and Mahan's Creek and in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 24, Range 12 East, and in Bibb County, Alabama, one half acre, more or less.

Elizabeth Fletcher
P.O. Box 250
Brierfield Ala
35035

A certain lot in Brierfield, more particularly described as follows: Start at a post oak stump and run eighty-one yards west to a chestnut sapling; thence South sixty yards to a dead Chestnut; thence East eighty-one yards to a white oak sapling; thence sixty yards North to starting point on post oak stump. Containing one and 24/40 acres, all in the NE quarter of the SW quarter of Section 19, Township 24, Range 12 East, and on the 40 acres where the French Nabors Mill stands in Bibb County, Alabama, and also the following lot in Brierfield and bounded as follows: on the East by Brierfield Coal and Iron Co. Railroad, on the North by Dock Moreland lot and on the West by I.W. Wilks lot and on the South by J.F. McPherson's lot and Mahan's Creek and in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 24, Range 12 East, containing one-half acres, more or less. (Source of Title: Book 58, page 213.)

Tract 1. Begin at the center of Section Nineteen (19), Township 24 North, Range 12 East, and run East 535 feet to right of way of Southern Railroad; thence in a Northerly direction along said right of way to the North line of SW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence West along said line 385 feet to right of way of Wilton Brierfield Road; thence in a Southwest direction 1650 feet to South line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence East along said South line 460 feet to center of said section, the point of beginning; said tract containing 22.65 acres, more or less.

Tract 2. Begin at center of said Section 19 and run East 535 feet to right of way of Southern Railroad; thence in a Southeasterly direction along said R/W to South line of NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence West along said line sixty (60) feet to SW corner of said quarter section; thence North 4 degrees and 30 minutes 4 seconds West 1333 feet to center of said section the point of beginning; said tract containing 9.2 acres, more or less.

Tract 3. Begin at center of said Section 19; thence 4 degrees 30 minutes East 517 feet; thence North 81 degrees 15 minutes West 428 feet to R/W of Wilton-Brierfield road; thence North along said R/W 420 feet to the North line of NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence East along said line 460 feet to the center of said section, the point of beginning; said tract containing 4.15 acre, more or less, less part of a one acre lot in the NW corner of said tract, sold by France Nabors to Sarah Moreland in 1882, which contains .6 acres, more or less.

All of Tracts 1, 2, and 3 are in Section 19, Township 24 North, Range 12 East, Bibb County, Alabama, and contain 35.40 acres, more or less. Subject to an easement to Southern Bell Telephone Company 50 feet wide and on the east side of their present line of poles which is approximately on the East edge of road R/W along tracts 1 and 3, containing 2.1 acres, more or less. (Source of Title: Book 58, page 214.)

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whosoever, as well in law as in equity of the said Grantor, of, in, and to the same and every party or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE and to her heirs and assigns forever. Said Grantor does for herself and for her heirs and assigns covenant with the said GRANTEE, her heirs and assigns, that she is are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that she has a good right to sell and convey the same as aforesaid; that she and her heirs and assigns shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has executed this deed, consisting of three (3) pages, on this the 28th day of September, 1989.

Rita T. L. Moreland Seal
Rita T. L. Moreland

STATE OF ALABAMA

COUNTY OF BIBB

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rita T. L. Moreland, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 28th day of September, 1989.



[Signature]
Notary Public in and for Alabama,
State at Large

BOOK 263 PAGE 534

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

89 OCT 30 PM 3:56

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$	24.00
2. Mtg. Tax -----	\$	0.00
3. Recording Fee -----	\$	7.50
4. Indexing Fee -----	\$	3.00
5. Notary Fee -----	\$	1.00
6. Certified Copy Fee -----	\$	1.00
Total -----	\$	36.50

24.00 Pl. in Bibb Co.