

3/27

THE STATE OF ALABAMA)
SHELBY COUNTY)

CLERK'S DEED

WHEREAS, the Order dated September 29, 1989, entered in the cause of Vanda Speegle, as Plaintiff, v. Elizaeth Jones, as Defendant, in the Circuit Court of Shelby County, Alabama, Civil Action No. CV 89-189 (Equity), ordered and directed The Honorable Dan Reeves, as Clerk of the Circuit Court of Shelby County, Alabama, to sell the hereinafter described real property, located and situated in Shelby County, Alabama, at public auction to the highest bidder for cash, in front of the main entrance of the Shelby County Courthouse, Columbiana, Alabama, on November 8, 1989 during the legal hours of sale; and

WHEREAS, the time and place of said public auction was published in The Shelby County Reporter, which is a newspaper of general circulation in Shelby County, Alabama; and

WHEREAS, on November 8, 1989, at said time and place, The Honorable Dan Reeves, as Clerk of the Circuit Court of Shelby County, Alabama, in accordance with and pursuant to said Order dated September 29, 1989, sold said real property at public outcry during the legal hours of sale in front of the main entrance of the Shelby County Courthouse, Columbiana, Alabama, to Vanda Speegle for the sum of Seven Thousand Five Hundred and NO/100 (\$7,500.00) Dollars which was paid by Vanda Speegle bidding her interest in the equity of said real property as

BOOK 277 PAGE 711

Corretti & Newson

allowed and permitted under Paragraph 9 (d) of said Order dated September 29, 1989. Said real property was purchased by Vanda Speegle subject to a certain mortgage held by Alliance Mortgage Company recorded in Real Record 088, page 612 in the Probate Office of Shelby County, Alabama; and

WHEREAS, the bid of Vanda Speegle was the highest, best and last bid on said real property; and

WHEREAS, the Purchaser, Vanda Speegle, has complied with the terms and provisions of the Order dated September 29, 1989, in all respects.

BOOK 277 PAGE 712
NOW, THEREFORE, in consideration of the premises and the sum of Seven Thousand Five Hundred and NO/100 (\$7,500.00) Dollars which was paid by Vanda Speegle bidding her interest in the equity of said real property as allowed and permitted under Paragraph 9 (d) of said Order dated September 29, 1989, the receipt, adequacy and sufficiency whereof are hereby acknowledged, said Dan Reeves, as Clerk of the Circuit Court does hereby grant, bargain, sell and convey unto the said Vanda Speegle all of the right, title, interest and claim of Elizabeth Jones in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

PARCEL I:

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range

BOOK 277 PAGE 713

1 East, Shelby County, Alabama, and run in a southerly direction along the West line of said Quarter-Quarter Section a distance of 387.87 feet to the point of beginning of the herein described parcel; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in a northeasterly direction a distance of 747.25 feet to a point in the centerline of Clear Prong of Yellow Leaf Creek; thence turn an interior angle of 52 degrees 08 minutes 40 seconds and run to the right along the centerline of said creek in a southwesterly direction a distance of 97.13 feet to a point; thence turn an interior angle of 147 degrees 25 minutes 30 seconds and run to the right along the centerline of said creek in a southwesterly direction a distance of 40.00 feet to a point; thence turn an interior angle of 169 degrees 30 minutes 00 seconds and run to the right and along the centerline of said creek in a southwesterly direction a distance of 65.00 feet to a point; thence turn an interior angle of 232 degrees 30 minutes 40 seconds and run to the left along the centerline of said creek in a southwesterly direction a distance of 55.00 feet to a point; thence turn an interior angle of 192 degrees 41 minutes 20 seconds and run to the left along the centerline of said creek in a southwesterly direction a distance of 80.00 feet to a point; thence turn an interior angle of 176 degrees 41 minutes 50 seconds and run to the right along the centerline of said creek in a southwesterly direction a distance of 43.00 feet to a point; thence turn an interior angle of 109 degrees 02 minutes 00 seconds and leaving the centerline of said creek run to the right in a southwesterly direction a distance of 302.00 feet to a point; thence turn an interior angle of 150 degrees 29 minutes 25 seconds and run to the right in a northwesterly direction a distance of 270.63 feet to a point on the West line of said Quarter-Quarter Section; thence turn an interior angle of 113 degrees 39 minutes 15 seconds and run to the right in a northerly direction along the West line of said Quarter-Quarter Section a distance of 133.75 feet to the point of beginning of the herein described parcel. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

PARCEL II:

A non-exclusive 20 foot wide access easement described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction along the West line of said Quarter-Quarter Section a distance of 840.49 feet to a point; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in an easterly direction a distance of 32.73 feet to a point on the centerline of the herein described easement, said point being the point of beginning; thence deflect 96 degrees 23 minutes 22 seconds and run to the right in a southerly direction

along the centerline of said easement a distance of 85.08 feet to a point; thence deflect 0 degrees 15 minutes 07 seconds and run to the left in a southerly direction along the centerline of said easement a distance of 322.52 feet to the North right-of-way line of U.S. Highway 280 and the end of the herein described easement, said point lying 30.14 feet easterly from the point of intersection of the North right-of-way line of U.S. Highway 280 and the West line of the Southwest Quarter of the Northwest Quarter of said Section 24; the sides of the herein described easement are 10 feet from and parallel to the centerline as described herein and are to be extended or shortened as necessary to intersect with the South property line for which this easement is granted and to intersect with the right-of-way line of U.S. Highway 280. According to the survey of Robbin E. Phillips AL. Reg. #14976, dated July 22, 1988.

PARCEL III:

A non-exclusive 20 foot wide access easement described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction along the West line of said Quarter-Quarter Section a distance of 387.87 feet to a point; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in a northeasterly direction a distance of 13.07 feet to the point of beginning of the herein described easement; thence deflect 95 degrees 51 minutes 20 seconds and run to the right in a southerly direction parallel to the West line of said Quarter-Quarter Section a distance of 370.00 feet to a point; thence deflect 13 degrees 38 minutes 12 seconds and run to the left in a southeasterly direction a distance of 82.95 feet to the end of the herein described easement, the sides of the herein described easement are 10 feet from and parallel to the centerline as described herein. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

PARCEL IV:

A non-exclusive 20 foot wide access easement described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a southerly direction along the West line of said Quarter-Quarter section a distance of 840.49 feet to a point; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in an easterly direction a distance of 32.73 feet to a point on the centerline of the herein described easement, said point being the point of beginning; thence deflect 83 degrees 36 minutes 38 seconds and run to the left in a northerly direction a distance of 57.74 feet to the point of beginning of a curve


to the right having a central angle of 58 degrees 00 minutes and a radius of 60.00 feet; thence run along the arc of said curve in a northerly to northeasterly a distance of 60.74 feet to a point; thence run tangent to said curve in a northeasterly direction a distance of 201.11 feet to the end of the herein described easement. The sides of the herein described easement are 10 feet from and parallel to the centerline as described herein. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1990.
2. Right of way to Alabama Power Company recorded in Deed Book 139, page 418, in the Probate Office of Shelby County, Alabama.
3. Right of Way to Plantation Pipe Line Co. recorded in Deed Book 112, page 351; Deed Book 112, page 345; and Deed Book 253, page 389, in said Probate Office.
4. Rights, reservations, terms and conditions as set forth in Deed Book 328, page 744 and Deed Book 334, page 497, in said Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 335, page 975 and Deed Book 335, page 979, in said Probate Office.
6. Restrictive covenants as recorded in Misc Book 46, page 76 and in Real Record 083, page 821, in said Probate Office.
7. Right of way to South Central Bell as recorded in Deed Book 322, page 205, and Real Record 75, page 484, in said Probate Office.
8. Mortgage executed by James D. Gray and wife, Novis M. Gray to Alliance Mortgage Company, dated August 25, 1986, recorded in Real Record 088, page 612, in said Probate Office.

TO HAVE AND TO HOLD unto said Vanda Speegle, her heirs, personal representatives and assigns, forever.

IN WITNESS WHEREOF, the undersigned Dan Reeves, as Clerk of the Circuit Court has hereunto set his hand and seal on this 6th day of February, 1990.

 (SEAL)
Dan Reeves, as Clerk of the
Circuit Court of Shelby County,
Alabama

THE STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Dan Reeves, whose name as Clerk of the Circuit Court of Shelby County, Alabama, 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 said conveyance, he, as such Clerk, and with full authority, executed the same voluntarily as and for the act of said Court.

Given under my hand and official seal this the 6th day of February, 1990.

Julia M. Danversport
NOTARY PUBLIC

My commission expires: _____

My Commission Expires July 24, 1990

BOOK 277 PAGE 716

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

90 FEB -6 PM 12:21

Julia M. Danversport
JUDGE OF PROBATE

1. Deed Tax	\$ 7.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 15.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 26.50