

STATE OF ALABAMA)

SHELBY COUNTY)

1358
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of (a) the conveyance from Bayard S. Tynes, to the undersigned J. D. Matheson, Jr., by deed of even date herewith executed and delivered contemporaneously herewith, of certain rights and interests in real property situated in Shelby County, Alabama and lying east of Yellow Leaf Creek, (b) the payment of the sum of \$9,500.00 in cash by said Bayard S. Tynes to the undersigned J. D. Matheson, Jr., the receipt of which is hereby acknowledged, and (c) the agreement, hereinafter set forth, of said Bayard S. Tynes to assume and pay in full as and when due that certain mortgage recorded in Mortgage Book 332, page 429, in the Office of the Judge of Probate of said county, the undersigned J. D. Matheson, Jr. and wife, Ann Matheson, do by these presents grant, bargain, sell and convey unto the said Bayard S. Tynes, the following described rights and interests in real estate situated in Shelby County, Alabama:

All of the undivided one-half interest of the grantor J. D. Matheson, Jr. in and to:

All that part of the N1/2 of Section 18, Township 20 South, Range 2 East, that lies South and West of Yellow Leaf Creek;

All that part of the NE1/4 of SE1/4 of Section 18, Township 20 South, Range 2 East, that lies South and West of Yellow Leaf Creek;

The NW1/4 of SE1/4; the S1/2 of SE1/4 and the E1/2 of E1/2 of NE1/4 of SW1/4 of Section 18, Township 20 South, Range 2 East; and

The NE1/4 of NE1/4 and E1/2 of NW1/4 of NE1/4 of Section 19, Township 20 South, Range 2 East; and

All that part of the W1/2 of SW1/4 of Section 17, Township 20 South, Range 2 East, that lies South and West of Yellow Leaf Creek.



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Shelby Cnty Judge of Probate, AL
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Together also with all of the right, title and interest of the undersigned grantor J. D. Matheson, Jr. in and to all other real estate and interests in real estate, if any, now owned or claimed by said J. D. Matheson, Jr. located in the vicinity of the real estate particularly described above and lying west of Yellow Leaf Creek, in Shelby County, Alabama;

All subject to (1) taxes for the current tax year and subsequent tax years; (2) rights acquired by Alabama Power Company by Civil Action No. CA 660769 in the United States District Court for the Northern District of Alabama - Southern Division; (3) rights acquired for transmission line easement by condemnation proceedings styled Alabama Power Co. v. J.W. Goodwin as Trustee et al., final order on file in the Probate Records of said County and dated May 31, 1973; (4) transmission line permits in favor of Alabama Power Company dated February 10, 1947 and recorded in Deed Book 129, page 71 and dated November 22, 1972 and recorded in Deed Book 278, page 300, all in said Probate Office; and (5) said mortgage recorded in Mortgage Book 332, page 429, in said Probate Office, which the grantee herein, Bayard S. Tynes, by the acceptance by this deed, expressly assumes and agrees to pay as and when due;

TO HAVE AND TO HOLD to the said Bayard S. Tynes, his heirs and assigns forever.

And the undersigned grantor, J. D. Matheson, Jr., does for himself, his heirs and assigns, covenant with said Bayard S. Tynes, his heirs and assigns, that the said grantor J. D. Matheson, Jr., is lawfully seized in fee simple of an undivided one-half interest in the said real estate hereinabove particularly described; that his said interest therein is free from all encumbrances except those expressly enumerated above, including but not limited to the said mortgage hereby assumed by Bayard S. Tynes; that said grantor has a good right to sell and convey the same as aforesaid; and that he will, and his heirs and assigns shall, warrant and defend the same to the said Bayard S. Tynes, his heirs and assigns, forever against the lawful claims of all persons other than those claiming through or under said encumbrances expressly enumerated above.



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IN WITNESS WHEREOF, the undersigned J. D. Matheson, Jr. and wife, Ann Matheson, have hereunto set their hands and seals on this 23rd day of December, 1975.

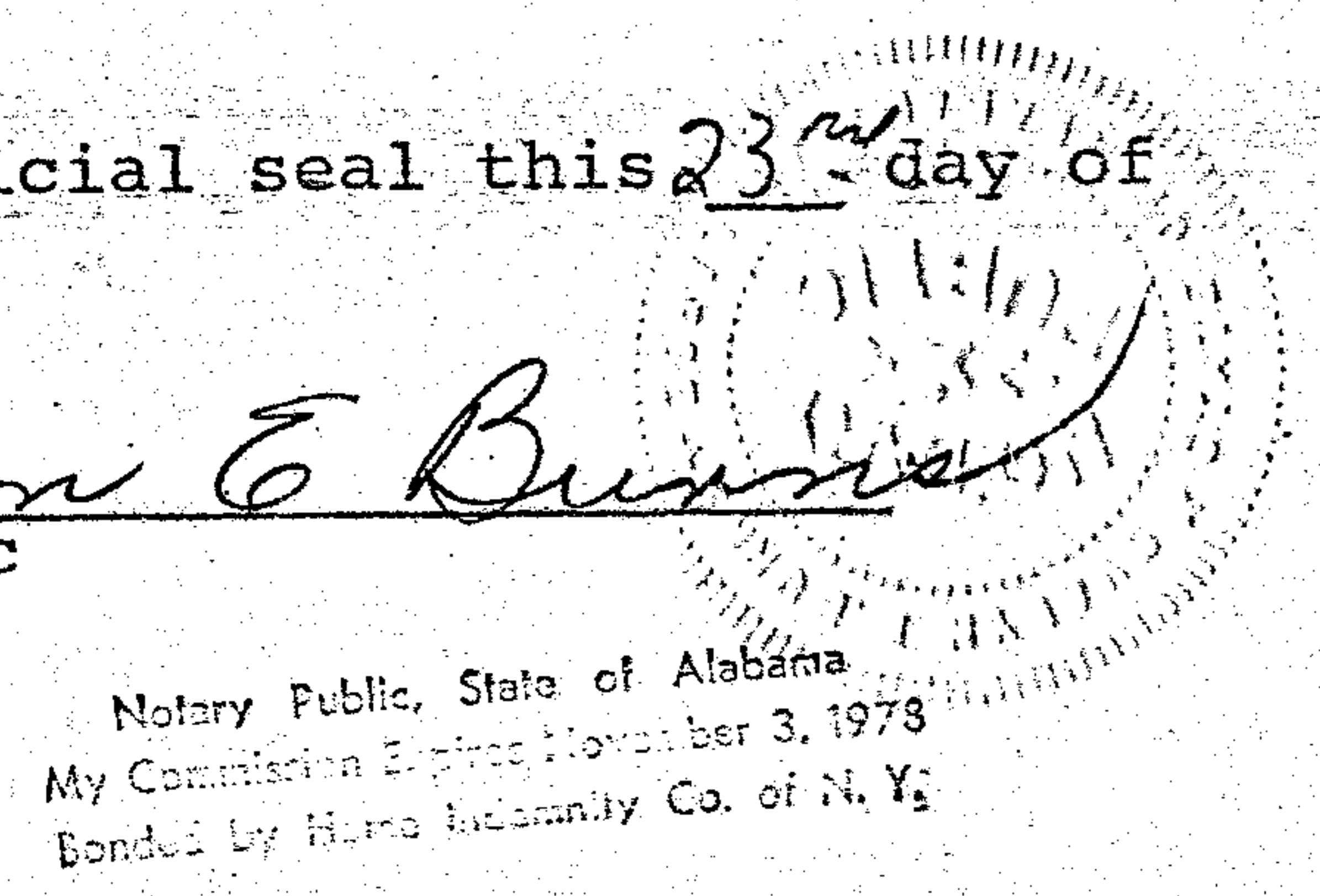
J. D. Matheson, Jr.
J. D. Matheson, Jr.
Ann Matheson
Ann Matheson

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that J. D. Matheson, Jr. and wife, Ann Matheson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 1975.

Ernest E. Burns
Notary Public



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 DEC 30 PM 3:22
Reed Fay 9:50
Clerk of Probate
JUDGE OF PROBATE

This instrument was prepared by:

(Name)

(Address)