

7500.00

4091

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars and other good and valuable consideration and the ~~DOLLARS~~ assumption of 1/2 unpaid balance on that certain mortgage executed to Federal Land Bank of New Orleans on May 2, 1964 to the undersigned grantor Larry D. Farr and wife, Jo R. Farr

in hand paid by E. D. Farr

the receipt whereof is acknowledged we the said

Larry D. Farr and wife, Jo R. Farr

do grant, bargain, sell and convey unto the said

E. D. Farr, an undivided one-half interest in and to

the following described real estate, situated in

Shelby

County, Alabama,

to-wit: The E $\frac{1}{2}$ of SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ and the E $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 27, Township 21, Range 1 East.

Also the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28, Township 21, Range 1 East.

Also beginning at the northwest corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 34, Township 21, Range 1 East and run south 15 rods to a wet weather branch; thence up said branch eastern and northeastern direction to the section line between Sections 27 and 34; thence west along said section line to the place of beginning, and containing 5.1 acres, more or less.

Also a tract in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21, Range 1 East, described as beginning at the northwest corner of said 40 acre tract and run due south 19 $\frac{1}{2}$ rods to ditch; then easterly along said ditch 8 rods; thence along said ditch in a northeasterly direction 26 $\frac{1}{2}$ rods to north line of said forty; thence west 22 $\frac{1}{2}$ rods to beginning, containing 1.9 acres, more or less.

Also part of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 21, Range 1 East commencing on east line of said forty at a point 20 $\frac{1}{2}$ rods south of northeast corner thereof at ditch, and run northwest about 25 rods along said ditch to point 4 $\frac{1}{2}$ rods south of north line of said forty acres; thence along said line of said ditch southwesterly about 9 rods to point on said ditch to curve in said ditch and run southwesterly due north 6 rods to a point 28 rods west of northeast corner of said forty acres; thence east to northeast corner of said forty; thence south to point of beginning, being 1.8 acres.

Containing in all 267.8 acres, more or less, excepting one acre cemetery lot.

However, there is excepted from the above described land Transmission Line Permits to Alabama Power Company recorded in Deed Book 107 page 174 and Deed Book 136 page 342 in Probate Office of Shelby County, Alabama, and there are EXCEPTED certain right-of-ways described in deeds to Shelby County recorded in Deed Book 227 page 21 and Deed Book 223 page 25 and also EXCEPT 30' right of way described in Deed Book 227 page 22 to Crumpton heirs.

TO HAVE AND TO HOLD, To the said

E. D. Farr, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant

with the said E. D. Farr, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs,

executors and administrators shall warrant and defend the same to the said

E. D. Farr, his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seals

this 7th day of May, 1964.

WITNESSES:

Larry D. Farr (Seal.)
Larry D. Farr

Jo R. Farr (Seal.)
Jo R. Farr

(Seal.)

(Seal.)

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RETURN TO:

Larry D. and Jo. R. Farr

TO

E. D. Farr

E. D. Farr

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE

CORPORATION

Title Insurance

BIRMINGHAM, ALA.

DEED TAX \$ 1.58

RECORD FEE \$ 1.75

TOTAL \$

17.30

State of Alabama

Shelby

COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Larry D. Farr and wife, Jo R. Farr 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 7th day of May A. D., 1964

Martha B. Joiner
Notary Public.

State

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that the foregoing conveyance, and who 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

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED IN 2-16-64
RECORDED & 176. TAX
PD. ON THIS INSTRUMENT

A. D., 19

Notary Public.

Corcoran M. Joiner
JUDGE OF PROBATE

Separate (and General) Acknowledgment by Wife

State of

COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is known to me to be the wife of the within named

who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this day of , 19

Notary Public.

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