

1958
STATE OF ALABAMA)

SHELBY COUNTY)

19710304000008190 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1971 12:00:00 AM FILED/CERT

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eight Thousand, Four Hundred & no/100 (\$8,400.00) Dollars, to the undersigned grantor, Consolidated Dairies Companies, Inc., a corporation, in hand paid by Carroll Gardner, Jr., the receipt of which is hereby acknowledged, and the assumption by grantee of the hereinafter described mortgage, the said Consolidated Dairies Companies, Inc., a corporation, does by these presents, grant, bargain, sell and convey unto the said Carroll Gardner, Jr., the following described real estate, situated in Shelby County, Alabama:

Part of the NE 1/4 of NW 1/4 of Section 26, Township 21, Range 3 West, more particularly described as follows: Begin at the northwest corner of said NE 1/4 of the NW 1/4 of said Section 26; thence run south along the west line thereof a distance of 211.01 feet to the point of beginning of the tract herein conveyed; thence north 88 deg. 30 min. east and parallel with the north line of said NE 1/4 of NW 1/4 Section a distance of 1194.7 feet to the west line of the Montevallo and Ashville Road; thence south 11 deg. 30 min. east along the west line of said road a distance of 214.5 feet; thence south 88 deg. 30 min. west run in a straight line to the west line of said NE 1/4 of the NW 1/4 of said Section; thence north along said west line a distance of 211.01 feet to the point of beginning, containing 5.67 acres, more or less.

This conveyance is made subject to:

1. Taxes due October 1, 1971, which grantee herein assumes and agrees to pay.
2. Transmission line permits to Alabama Power Company dated June 8, 1938, recorded in Deed Book 105, Page 25; dated July 19, 1956, recorded in Deed Book 182, Page 47; and dated January 19, 1967, recorded in Deed Book 247, Page 849; all in the Probate Office.
3. That certain mortgage executed by Consolidated Dairies, Inc. to Exchange Security Bank, dated August 15, 1966, recorded in Mortgage Book 302 on Page 591, in the Probate Office of Shelby County, Alabama, which grantee herein expressly assumes and promises to pay, together with the promissory note secured thereby, according to the terms and conditions of said mortgage and note, the principal balance of which said note, as of the date of closing, February 24, 1971, the grantor warrants to be \$8510.26.

TO HAVE AND TO HOLD to the said Carroll Gardner, Jr., his heirs and assigns, forever.

And said Consolidated Dairies Companies, Inc., does, for itself, its successors and assigns, covenant with said Carroll Gardner, Jr., his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from

BOOK 286 PAGE 481

all encumbrances except as herein noted, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Carroll Gardner, Jr., his heirs, executors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Consolidated Dairies Companies, Inc., by its President, I. A. Heard, who is authorized to execute this conveyance, has hereto set its signature and seal this, the 24th day of February, 1971.

CONSOLIDATED DAIRIES COMPANIES, INC.,

By I. A. Heard
I. A. Heard, President

Attest:

Amon Hagood
Amon Hagood, Secretary



19710304000008190 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that I. A. Heard, whose name as President of Consolidated Dairies Companies, Inc., a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this, the 24th day of February, 1971.

Joannie K. Demingo
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 MAR -4 PM 2:05
U.C. FILE NUMBER 00
REC. BR. 2 PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

My Commission Expires April 10, 1972

THIS INSTRUMENT WAS PREPARED BY:
WILLIAM G. WEST, JR., OF SIROTE, PERMUTT, FRIEND & FRIEDMAN
FIRST FEDERAL BUILDING, BIRMINGHAM, ALABAMA 35203

202
PAGE
BOOK 288