

2354

STATE OF ALABAMA)
JEFFERSON AND SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Three Hundred Fifty-Five Thousand Dollars (\$355,000) in hand paid to W. Houston Blount, Winton M. Blount, Glenn Ireland, II, Sam Boykin, Jr., John M. Bradley, Jr., Harry E. Murphy and Thomas J. Newman ("the Grantors") by Fletcher Properties of Alabama, Inc., an Alabama corporation ("the Grantee"), the receipt whereof is hereby acknowledged, and the execution by the Grantee of a Purchase Money Mortgage Indenture and Deed of Trust conveying the hereinafter described real estate to Exchange Security Bank, as trustee, as security for the balance of the purchase money owed to the Grantors, the Grantors and Frances D. Blount, Mary Katherine Blount, Mallie M. Ireland, Elesbeth I. Boykin, Isabella J. Bradley and Ada W. Newman, the respective wives of the Grantors who are married ("the Wives"), do hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated partly in Jefferson and partly in Shelby County, Alabama:



19710401000012240 1/8 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1971 12:00:00 AM FILED/CERT

TRACT I

Parcel 1: That part of the NW 1/4 of Section 1, Township 19 South, Range 2 West, lying north and west of Valley Dale Road, situated in Shelby County, Alabama.

Parcel 2: That part of the W 1/2 of NE 1/4 of Section 1, Township 19 South, Range 2 West, lying north and west of Valley Dale Road, situated in Shelby County, Alabama.

Parcel 3: That part of the N 1/2 of SW 1/4 of Section 1, Township 19 South, Range 2 West, lying north and west of Valley Dale Road, situated in Shelby County, Alabama.

BOOK 266 PAGE 901

Parcel 4: The N 1/2 of NW 1/4 of Section 11, Township 19 South, Range 2 West, situated in Shelby County, Alabama.

Parcel 5: The SW 1/4 of NW 1/4 of Section 11, Township 19 South, Range 2 West, situated in Shelby County, Alabama.

Parcel 6: The NE 1/4 of Section 2, Township 19 South, Range 2 West, situated in Shelby County, Alabama.

Parcel 7: That part of the S 1/2 of Section 2, Township 19 South, Range 2 West lying north and west of Valley Dale Road, situated in Shelby County, Alabama.

Parcel 8: That part of the SW 1/4 of the SW 1/4 of Section 1, Township 19 South, Range 2 West, lying north and west of Valley Dale Road, situated in Shelby County, Alabama.

Parcel 9: The SE 1/4 of the NE 1/4 of Section 10, Township 19 South, Range 2 West, situated in Shelby County, Alabama.

Parcel 10: The SE 1/4 of the SE 1/4 of Section 35, Township 18 South, Range 2 West, situated in Shelby County, Alabama.

Parcel 11: That part of the S 1/2 of the SE 1/4 of the NW 1/4 of Section 36, Township 18 South, Range 2 West, that lies south and west of the newly surveyed four-lane right of way extension of U.S. Highway 280 South, situated in Shelby County, Alabama.

Parcel 12: That part of the E 1/2 of the SW 1/4 of Section 36, Township 18 South, Range 2 West, that lies south and west of the newly surveyed four-lane right of way extension of U.S. Highway 280 South, situated in Shelby County, Alabama.

TRACT II

Parcel 1: The S 1/2 of SW 1/4 of NW 1/4 of Section 36, Township 18 South, Range 2 West, except the part in SW 1/4 of NW 1/4 of said Section 36, and in the Northeast corner of Southeast diagonal half of SE 1/4 of NE 1/4 of Section 35, heretofore conveyed to Southern Timber Management Service, Inc., by deed dated June 5, 1958, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 193, at page 481, situated in Shelby County, Alabama.

Parcel 2: The W 1/2 of the SW 1/4 of Section 36, Township 18 South, Range 2 West, situated in Shelby County, Alabama.



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Parcel 3: The Southeast diagonal half of SE 1/4 of NE 1/4 of Section 35, Township 18 South, Range 2 West, except ten (10) acres, more or less, in SW 1/4 of NW 1/4 of said Section 36, and in the Northeast corner of the Southeast diagonal half of SE 1/4 of NE 1/4 of said Section 35, heretofore conveyed to Southern Timber Management Service, Inc., by deed dated June 5, 1958, and recorded in Deed Book 193 at page 481 in the Probate Office of Shelby County, Alabama.

Parcel 4: The Northeast diagonal half of the NE 1/4 of the SE 1/4 of Section 35, Township 18 South, Range 2 West, situated in Shelby County, Alabama.

TRACT III

The SE 1/4 of the SW 1/4 of Section 35, Township 18 South, Range 2 West, situated in Jefferson County, Alabama.

TRACT IV

That part of the NE 1/4 of the SW 1/4 of Section 35, Township 18 South, Range 2 West, lying South and East of the Cahaba River, situated in Jefferson County, Alabama.

The above description is intended to describe only land which lies north and west of Valley Dale Road, and any land lying south and east of said road is expressly excepted.

except minerals and mining rights therein not owned by the Grantors and subject to easements and rights of way of record or in use and the lien for current ad valorem taxes and except timber thereon heretofore marked for cutting together with the right to cut and remove the same prior to August 1, 1971.

TO HAVE AND TO HOLD said real estate unto the Grantee, its successors and assigns, forever.

AND, the said W. Houston Blount with respect only to an undivided 20 percent interest in said real estate, the said Winton M. Blount with respect only to an undivided



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20 percent interest in said real estate, the said Glenn Ireland, II with respect only to an undivided 20 percent interest in said real estate, the said Sam Boykin, Jr., with respect only to an undivided 20 percent interest in said real estate, the said John M. Bradley, Jr., with respect only to an undivided 14.16 percent interest in said real estate, the said Harry E. Murphy with respect only to an undivided 4.12 percent interest in said real estate, and the said Thomas J. Newman with respect only to an undivided 1.72 percent interest in said real estate, do for themselves, and for their respective heirs, executors and administrators, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of the aforesaid respective undivided interests in said real estate; that said respective undivided interests in said real estate are free from all liens and encumbrances except as aforesaid; that they have a good right to sell and convey said respective undivided interests as aforesaid; and that they will, and their respective heirs, executors and administrators shall, warrant and defend said respective undivided interests unto the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors and the Wives have hereunto set their hands and seals on the date of their respective acknowledgments, but for convenience these presents shall be deemed to be executed as of April 1, 1971.

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04/01/1971 12:00:00 AM FILED/CERT

W. Houston Blount (Seal)
W. Houston Blount

Frances D. Blount (Seal)
Frances D. Blount

Winton M. Blount (Seal)
Winton M. Blount

Mary Katherine Blount (Seal)
Mary Katherine Blount

Glenn Ireland, II (Seal)
Glenn Ireland, II

Mallie M. Ireland (Seal)
Mallie M. Ireland

Sam Boykin, Jr. (Seal)
Sam Boykin, Jr.

Elesbeth I. Boykin (Seal)
Elesbeth I. Boykin

John M. Bradley, Jr. (Seal)
John M. Bradley, Jr.

Isabella J. Bradley (Seal)
Isabella J. Bradley

Harry E. Murphy (Seal)
Harry E. Murphy

Thomas J. Newman (Seal)
Thomas J. Newman

Ada W. Newman (Seal)
Ada W. Newman

STATE OF ALABAMA)
JEFFERSON COUNTY)

19710401000012240 5/8 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1971 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. Houston Blount and his wife, Frances D. Blount, 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 29th
day of March, 1971.

[Notarial Seal]

Mary S. Glenn
Notary Public

My Commission Expires: 5-18-74

STATE OF Alabama)
Jefferson COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Winton M. Blount and his wife, Mary Katherine Blount, 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 29th day of March, 1971.

Mary S. Glenn
Notary Public

[Notarial Seal]

My Commission Expires: 5-18-74


19710401000012240 6/8 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1971 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 Glenn Ireland, II and his wife, Mallie M. Ireland, 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 29th day of March, 1971.

Willard T. North
Notary Public

[Notarial Seal]

My Commission Expires: 1/15/73

STATE OF ALABAMA)
)
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sam Boykin, Jr. and his wife, Elesbeth I. Boykin, 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 30th day of March, 1971.

Mildred A. W. Cadden
Notary Public

[Notarial Seal]

My Commission Expires: July 8 1972


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04/01/1971 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 John M. Bradley, Jr. and his wife, Isabella J. Bradley, 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 31st day of March, 1971.

Dudley E. Roberts
Notary Public

[Notarial Seal]

My Commission Expires: _____

Notary Public, Jefferson County, Ala.
My commission expires Oct. 28, 1974
Bonded by Home Indemnity Co. of N. Y.

BOOK 266 PAGE 907

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harry E. Murphy, an unmarried man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 1971.

Judy E. Roberts
Notary Public

[Notarial Seal]

My Commission Expires: _____

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Shelby Cnty Judge of Probate, AL
04/01/1971 12:00:00 AM FILED/CERT

Notary Public, Jefferson County, Ala.
My commission expires Oct. 28, 1974
Bonded by Home Indemnity Co. of N. Y.

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
THIS INSTRUMENT WAS FILED
See my 316-677
1971 APR - 1 PM 2:47
UCC FILE NUMBER 78
REC. EX. & FILE AS SHOWN ABOVE
Judy E. Roberts
NOTARY PUBLIC

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas J. Newman and his wife, Ada W. Newman, 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 1st day of April, 1971.

George D. Hayward
Notary Public

[Notarial Seal]

My Commission Expires: 8/24/74

THIS INSTRUMENT WAS PREPARED BY J. ROBERT FLEENOR,
1500 BROWN-MARX BUILDING, BIRMINGHAM, ALABAMA