

This instrument was prepared by
(Name) William A. Jackson

(Address) 620 North 22nd Street, Birmingham, Alabama

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-One Thousand & no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, John G. Halbert and wife, Eloise Halbert ; and J.W. McAbee and wife,
Martha McAbee

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

William L. Bellande

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Being more particularly described on the attached sheet
marked "Exhibit A".

Subject to easements and restrictions of record.

The grantees herein take title to said property subject to
and hereby assume and agree to pay that certain mortgage to
Ralph Sorrell and wife, Bonnie Sorrell by John G. Halbert
and J.W. McAbee as the same is recorded in Mortgage Book 317,
at page 425 in the Probate Office of Shelby County.



19720310000012940 1/3 \$.00
Shelby Cnty Judge of Probate, AL
03/10/1972 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~I~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (we) will and ~~my~~ (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever.
against the lawful claims of all persons.

IN WITNESS WHEREOF, ~~we~~ have hereunto set ~~our~~ hands(s) and seal(s), this 8
day of March, 19 72

J.W. McAbee

Martha McAbee

John G. Halbert

Eloise Halbert

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John G. Halbert and wife, Eloise Halbert
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 8 day of March, A. D., 19 72

Notary Public

RETURN TO: BOOK 273 PAGE 108

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by



RECORD FEE \$

REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA
B.T. 7

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J.W. McAbee and wife, Martha McAbee 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 8 day of March, 1972.

Charles R. Danner
NOTARY PUBLIC

19720310000012940 2/3 \$.00
Shelby Cnty Judge of Probate, AL
03/10/1972 12:00:00 AM FILED/CERT

EXHIBIT "A"

Beginning where the North line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 21, Range 3 West, Shelby County, Alabama, intersects the West right-of-way line of the Montevallo and Ashville paved public highway, and running thence in a Southerly direction along the West right-of-way line of said Montevallo and Ashville highway to Buck Creek, thence in a Northwesterly direction along meanderings of said Buck Creek to the point where said Buck Creek intersects the half-mile section line of said Section 11, thence East along said half-mile section line to the point of beginning, said tract being partly in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 11 and partly in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 11, and said tract of land being all that part of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 11 that lies North of Buck Creek and West of the said Montevallo and Ashville paved public highway, and said tract containing 30 acres, more or less, LESS AND EXCEPT that certain lot heretofore conveyed out of said tract to Ben D. Adams and wife, Lena Adams, by deed as recorded in Deed Book 140, at page 149, in the Office of the Judge of Probate of Shelby County, Alabama, which said lot contains 1/2 acre, more or less, and is described as follows, to-wit:

Beginning where the North line of the Northeast quarter of the Southwest Quarter of Section 11, Township 21, Range 3 West, intersects the West right of way line of the Montevallo and Ashville paved public Highway, and running thence in a Southerly direction along the West right of way line of said Highway, a distance of 78 feet to a point; run thence West and parallel with the North line of said last named forty acres, a distance of 245 feet to a point; run thence in a Northerly direction and parallel with the West right of way line of said Montevallo and Ashville paved Highway a distance of 78 feet to the North line of said Northeast Quarter of the Southwest Quarter of said Section 11, Township 21, Range 3 West; run thence East and along said North line of said forty acres a distance of 245 feet to the point of beginning and being a part of the Northeast Quarter of the Southwest Quarter of Section 11, Township 21 Range 3 West, and LESS AND EXCEPT that certain lot heretofore conveyed out of said tract to Sam C. Busby and wife, Monie V. Busby, by deed recorded in Deed Book 140, at page 150, in said Probate Records, which said lot contains 1/2 acre, more or less, and is described as follows, to-wit:

Commencing where the North line of the Northeast Quarter of the Southwest Quarter of Section 11, Township 21, Range 3 West intersects the West right of way line of the Montevallo and Ashville paved public Highway, and run thence in a Southerly direction along the West right of way line of said Highway, a distance of 78 feet to the point of beginning of the lot herein described and conveyed; Run thence West, and parallel with the North line of said forty acres, a distance of 245 feet to a point; run thence in a Southerly direction and parallel with the West right of way line of the said Montevallo and Ashville paved Highway, a distance of 78 feet to a point; run thence East and parallel with the North line of said forty acres, a distance of 245 feet to the West right of way line of said Montevallo-Ashville public highway; run thence in a Northerly direction along the West right of way line of said paved highway a distance of 78 feet to the point of beginning, and being a part of the Northeast Quarter of the Southwest Quarter of Section 11, Township 21, Range 3 West.



19720310000012940 3/3 \$.00
Shelby Cnty Judge of Probate, AL
03/10/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 MAR 10 AM 10:09
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carol M. Bowler
JUDGE OF PROBATE