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This instrument was prepared by  
Fred McDuff, Attorney  
Woodward, Alabama

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED DOLLARS (\$ 100.00 ) and other valuable considerations to MEAD LAND SERVICES, INC., an Ohio corporation, (hereinafter sometimes referred to as "Grantor"), in hand paid by MORGAN REAL ESTATE INVESTMENT, INC., a corporation (hereinafter sometimes referred to as "Grantee"), receipt of which is hereby acknowledged, the said Grantor does hereby, subject to the reservations, exceptions, conditions and provisions hereinafter stated, grant, bargain, sell and convey to the said Grantee the following described real estate, situated in Shelby County, Alabama, to wit:

The Northwest Quarter of the Southeast Quarter  
of Section 31, Township 21 South, Range 2 West, Shelby  
County, Alabama.

This conveyance is made subject to the following exceptions,  
reservations, conditions and provisions, to wit:

1. This conveyance is also made subject to all existing easements, rights of way, burdens, and encroachments of any and all kinds, if any, whether or not of record, affecting any part of said land, and without limiting the foregoing, this conveyance is made subject to all existing electric power lines, telephone lines, gas or other pipe lines, or other service lines of any nature, if any, now on or under said land, together with the right to maintain, operate, use, and make additions to or alterations in the same in the approximate places where now located.

2. This conveyance is also made subject to all laws, ordinances, zoning regulations, and restrictions affecting said lands or any part thereof.

3. This conveyance is made subject to ad valorem taxes for the tax year beginning October 1, 1972, due October 1, 1973, which taxes will be prorated but paid by Grantor.

TO HAVE AND TO HOLD, Unto the said Grantee, its successors and assigns forever, subject, however, to the reservations, exceptions, conditions and provisions herein set forth.

BOOK 279 PAGE 508



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Shelby Cnty Judge of Probate, AL  
04/03/1973 12:00:00 AM FILED/CERT

Subject to the foregoing, the said Grantor does, for itself and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free and clear of all liens and encumbrances except as herein mentioned; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Mead Land Services, Inc., a corporation, the said Grantor, has caused these presents to be executed in its name and behalf and its corporate seal to be affixed thereto by its officers thereunto duly authorized this 2<sup>ND</sup> day of APRIL, 1973.

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

MEAD LAND SERVICES, INC.  
a corporation,

ATTEST:

April 3 19 73  
RECORDED & \$ 10:45 AM MTD TAX

By E. A. Mc Knight  
Vice President

Fred Mc Duff  
Assistant Secretary

Cornelia A. Duff  
JUDGE OF PROBATE

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, June D. House, a Notary Public in and for said county in said state, hereby certify that E. A. Mc Knight whose name as Vice President of Mead Land Services, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, 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 seal this 2<sup>nd</sup> day of April,

1973.

June D. House  
Notary Public

Notary Public, Alabama State at Large  
My commission expires April 17, 1976  
Bonded by Home Indemnity Co. of N.Y.