


STATE OF ALABAMA)
SHELBY COUNTY)

6/29

84-14
This instrument was prepared by
Fred McDuff, Attorney,
Woodward, Alabama

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE THOUSAND DOLLARS (\$1,000.00) and other good and valuable consideration to the undersigned MEAD LAND SERVICES, INC., an Ohio corporation, (hereinafter called "Grantor"), in hand paid by H. E. WILLS AND WIFE, MARIE M. WILLS, the receipt of which is hereby acknowledged, the said Grantor does hereby, subject to the exceptions, reservations, conditions, covenants and provisions hereinafter stated, grant, bargain, sell, and convey unto the said H. E. Wills and wife, Marie M. Wills, (hereinafter called "Grantees"), the following described real estate situated in Shelby County, Alabama, to wit:


19740611000028130 1/3 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1974 12:00:00AM FILED/CERT

PARCEL I:

All interest in the Southwest Quarter of the Southwest Quarter of Section 5, Township 21 South, Range 2 West, containing 40 acres, more or less.

PARCEL II:

The following lands, MINERALS AND MINING RIGHTS EXCEPTED; the South Half of the Northwest Quarter; the East Half of the Southwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 5, Township 21 South, Range 2 West, containing 200 acres more or less.

There is reserved and excepted from Parcel I and Parcel II a 60-foot wide non-exclusive right of way and easement for a road over and across said Parcels. Said road to be located by mutual agreement between Grantor and Grantees, or Grantees' heirs and assigns, surveyed, and map or plat of said survey placed on record. Either Grantor or Grantees, or Grantees' heirs and assigns, shall have the right to convey said right of way to Shelby County, Alabama, or any other appropriate governmental body.

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

1. This conveyance is made subject to all existing leases, 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 of Grantor or others, 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, 1973, due October 1, 1974, and to be prorated between the Grantor and Grantees.

TO HAVE AND TO HOLD, subject to the foregoing exceptions, reservations, conditions, covenants and provisions, Unto the said H. E. Wills and wife, Marie M. Wills, their heirs and assigns forever.

Subject to the foregoing, the said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as herein mentioned; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Mead Land Services, Inc., the said Grantor, has caused these presents to be executed in its name and behalf and its corporate seal to be affixed hereto by its officers thereunto duly authorized, this 10TH day of JUNE, 1974.

MEAD LAND SERVICES, INC.
a corporation,

ATTEST:

Fred McDuff
Assistant Secretary

By Ed McHugh

Vice President



19740611000028130 2/3 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, June O. Howe, a Notary Public in and for
said county in said state, hereby certify that E. O. McKnight,
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 instru-
ment, 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 10th day of
June, 1974.

June O. Howe
Notary Public

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

19740611000028130 3/3 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1974 12:00:00AM FILED/CERT

BOOK 287 PAGE 309

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUN 10 PM 3:43
U.C.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
Cora J. Johnson
JUDGE OF PROBATE