

This instrument was prepared by

(Name) E. M. Friend, Jr., Sirote, Permutt, Friend & Friedman

(Address) 2030 First Avenue North, Birmingham, Alabama

Form 1-1-27 Rev. 1-55

WARRANTY DEED - STATUTORY Title Insurance Corporation, Birmingham, Alabama

7744

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Dollars (\$1,000.00) and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Diane J. Young, an unmarried woman,

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

William F. Jordan, Jr.

an undivided one-half (50%) interest in and to (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof



19740819000040950 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/19/1974 12:00:00AM FILED/CERT

288 PAGE 350

It is the intent of Grantor to transfer, assign and convey to Grantee, and Grantor does hereby transfer, assign and convey, not only all of the right, title and interest in certain farm property situated in Shelby County, Alabama, devised to her under the provisions of Item Four of the Will of William Franklin Jordan, deceased, admitted to probate in the Probate Court of Jefferson County, Alabama, Case No. 78708, but also all of the personal property used in connection with the said farm property, including, but not limited to, cattle on the said farm, front end loader, tools, machinery, and all of the farm equipment bequeathed to her under the provisions of Item Four of said Will.

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 GRANTEEES, their heirs and assigns, that I am (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 GRANTEEES, their heirs and assigns forever against the lawful claims of all persons.~~

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 16th day of August, 1974.

(Seal)

Diane J. Young (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diane J. Young, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, A. D., 1974

Medred L. Wifley
Notary Public

EXHIBIT "A"

Parcel No. 1

NE-1/4 of NW-1/4 of Section 16, Township 24, Range 15 East

Parcel No. 2

NW-1/4 of NE-1/4; SE-1/4 of NE-1/4; NE-1/2 of NE-1/4 of SE-1/4;
all in Section 16, Township 24 North, Range 15 East;

That part of NE-1/4 of NE-1/4 of Section 16, Township 24 North, Range 15 East described as follows: All of NE-1/4 of NE-1/4 of Section 16, Township 24 North, Range 15 East, except lot described as follows: Begin at NW corner of NE-1/4 of NE-1/4 of Section 16, Township 24 North, Range 15 East, and thence run East along North line of said 1/4-1/4 Section a distance of 159.79 feet; thence turn an angle of 151 degrees 24 minutes to the right and run a distance of 154.84 feet; thence turn an angle of 100 degrees 46 minutes to the right and run a distance of 77.91 feet to point of beginning.

That part of SE-1/4 of SE-1/4, of Section 9, Township 24 North, Range 15 East, described as follows: Commence at the SW corner of SE-1/4 of SE-1/4 of Section 9, Township 24 North, Range 15 East; thence run East along the South line of said 1/4-1/4 Section a distance of 159.79 feet to point of beginning; thence continue East along South line of said 1/4-1/4 Section a distance of 1079.06 feet to the West R.O.W. line of a County Hwy; thence turn an angle of 136 degrees 10 minutes to the left and run along said R.O.W. line a distance of 541.80 feet to the center line of a gravel drive; thence turn an angle of 72 degrees 26 minutes to the left and run a distance of 783.87 feet to point of beginning.

Parcel No. 3

Begin at the SW corner of the NE-1/4 of the NW-1/4 of Section 16, Township 24 North, Range 15 East, thence run North along the West line of said 1/4-1/4 Section a distance of 300.00 ft. thence turn an angle of 91 deg. 57 min. 15 sec. to the right and run a distance of 232.57 ft., to the West R.O.W. line of a paved county highway. Thence turn an angle of 59 deg. 34 min. 41 sec. to the right, to the cord of a R.O.W. curve, and run along said R.O.W. curve a cord distance of 347.69 ft. to the South line of said 1/4-1/4 section. Thence turn an angle of 120 deg. 25 min. 19 sec. to the right from said cord, and run West along the South line of said 1/4-1/4 section a distance of 398.40 ft. to the point of beginning. Situated in the NE-1/4 of the NW-1/4 of Sec. 16, Township 24 North, Range 15 East, Shelby County, Alabama, excepting, however, any portion of said described property previously sold to Victor Price or any other person.

This conveyance is made subject to all rights of parties in possession, deficiencies in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

BOOK 288 PAGE 351

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 19 1974
JUDGE OF PROBATE
Shelby County, Alabama