

This instrument was prepared by
(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

19750117000002650 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/17/1975 12:00:00AM FILED/CERT

That in consideration of FIVE THOUSAND DOLLARS (\$5,000.00) and other good and valuable consideration

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

Leon F. Kelly and wife, Freida Kelly

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

Mid-State Farmers Cooperative, Inc., a Corporation

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

PARCEL ONE: Commence at the SE corner of Section 27, Township 21 South, Range 1 West; thence North along Section line a distance of 3688.08 feet to a point; thence West a distance of 1322.54 feet to a point; thence South 83 deg.08' West a distance of 282.77 feet to a 6" x 6" concrete marker having a brass plate imbedded in the top; thence North 3 deg.30' West a distance of 234.23 feet to a point on the North 40 foot right of way line of State Highway No. 70; thence turn an angle of 88 deg.09' to the right and run a distance of 465.03 feet to point of beginning of parcel herein described; thence turn an angle of 88 deg.35' to left and run in a Northerly direction a distance of 313.06 feet to a point; thence turn an angle of 90 deg. to the right and run in an Easterly direction 208.71 feet to a point; thence turn an angle of 90 deg.00' to the right and run in a Southerly direction a distance of 313.06 feet to the point on North 40 foot right of way line of said State Highway 70; thence turn an angle of 90 deg. to right and run in a Westerly direction along said right of way line a distance of 208.71 feet to point of beginning, said parcel lying in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and in SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 27, Township 21 South, Range 1 West, and containing 1.5 acres, more or less.

PARCEL TWO: Commence at the SE corner of Section 27, Township 21 South, Range 1 West; thence North along Section line a distance of 3688.08 feet to a point; thence West a distance of 1322.54 feet to a point being marked by a 6"x6" concrete monument with brass plate imbedded in the top; thence South 83 deg.08' West a distance of 282.77 feet to a 6"x6" concrete marker having a brass plate imbedded on the top; thence North 3 deg.30' West a distance of 234.23 feet to a point; on the North 40 foot right of way line of State Highway 70; thence turn an angle of 88 deg.09' to the right and run a distance of 465.03' to a point; thence turn an angle of 88 deg.35' to the left and run in a Northerly direction a distance of 313.06' to the point of beginning; thence continue in a Northerly direction a distance of 104.35' to a point; thence turn an angle of 90 deg. to the right and run in an Easterly direction a distance of 208.71' to a point; thence turn an angle of 90 deg. to the right and run in a Southerly direction a distance of 104.35' to a point; thence turn an angle of 90 deg. to the right and run in a Westerly direction a distance of 208.71 feet to the point of beginning. Said parcel of land is lying in NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 27, Township 21 S, Range 1 West, and contains .5 acre. (continued on reverse side hereof)

TO HAVE AND TO HOLD to the said grantee, its SUCCESSORS and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, its SUCCESSORS 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 GRANTEES, its SUCCESSORS and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 17th

day of January, 1975.

(Seal)

(Leon F. Kelly)

(Seal)

(Seal)

(Freida Kelly)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leon F. Kelly and wife, Freida Kelly whose name s 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 17th day of January, A. D., 1975.

Notary Public.

RETURN TO:

Wheeler

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

1.75

GRANTOR, Leon F. Kelly, retains a Vendor's Lien against the above described property to secure the balance due on the purchase price, which Vendor's Lien is in the amount of \$93,750.00, payable in four annual installments, plus interest at the rate of 8%.

SIGNED FOR
IDENTIFICATION:

MID-STATE FARMERS COOPERATIVE,
INC., a Corporation

By

T. K. Johnson
T. K. Johnson, President

STATE OF ALA. SHIRLEY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Kleek 1/17/75
1975 JAN 17 PM 3:37

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad 1/17/75
JUDGE OF PROBATE

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