

This instrument was prepared by

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(Address) 2030 First Avenue North, Birmingham, Alabama 35203

STATUTORY

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and love and affection

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

Gordon F. Faulkner and wife, Mary F. Faulkner

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

Gordon F. Faulkner, husband of Mary F. Faulkner

(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 for the legal descriptions of the parcels of land and any improvements located thereon conveyed by the grantors herein to the grantee.)

This conveyance is subject to the following:

1. Ad valorem taxes due and payable on October 1, 1975.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights of way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, overhangs, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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Shelby Cnty Judge of Probate, AL
03/26/1975 12:00:00AM FILED/CERT

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 26th day of March, 1975.

(Seal)

(Seal)

(Seal)

Gordon F. Faulkner (Seal)
Gordon F. Faulkner

Mary F. Faulkner (Seal)
Mary F. Faulkner

Mary F. Faulkner (Seal)
Mary F. Faulkner

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gordon F. Faulkner and Mary F. Faulkner 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 26th day of March, 1975.

Nancy K. Lamm
Notary Public.

EXHIBIT "A" ATTACHED TO THAT STATUTORY WARRANTY DEED WHEREIN GORDON F. FAULKNER AND HIS WIFE, MARY F. FAULKNER, ARE THE GRANTORS, AND GORDON F. FAULKNER, HUSBAND OF MARY F. FAULKNER, IS THE GRANTEE, DESCRIBING THE PARCELS OF LAND AND IMPROVEMENTS LOCATED THEREON IN SHELBY COUNTY, ALABAMA.

$\frac{1}{2}$ of $\frac{1}{4}$ of $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 18 South, Range 1 East.

One acre more or less in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East. Beginning at intersection of old county road and new county road, running south east 570 feet to R. E. Cosper line, thence north east 173 feet to new county road, thence 320 feet down new road to point of beginning.

Begin at the point of intersection of the west boundary line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East and the south right of way line of Shelby County Road No. 45; thence run southeasterly along the south right of way line of said Shelby County Road No. 45 for 180.0 feet; thence run southerly parallel to the west boundary line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East for 110.0 feet; thence run westerly 160.0 feet, more or less, to a point on the west boundary line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East; thence run northerly along the west boundary line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East for 156.0 feet, more or less, to the point of beginning.

The East half of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$; and beginning at the Southeast corner and running North 195 feet; thence West 660 feet; thence South 195 feet; thence East 660 feet to the starting point, containing 3 acres, more or less, and being a part of the Northeast Quarter of the Southwest Quarter; and beginning at the Southwest Corner and running East 152 feet thence North 8° East, 240 feet to the Montevallo Road; thence Westerly along said road 167 feet; thence South 279 feet, to the starting point, containing .77 of an acre, more or less, and being a part of the Northwest Quarter of the Southeast Quarter; also, begin at the Southwest Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 18, Range 1 East; thence North 267 feet to the settlement road; thence in a Northeasterly to Northerly direction along said road 1134 feet to the intersection of the North boundary line of said forty acres, thence West 152 feet to the Northwest Corner of said forty acres, thence South 1053 feet to the starting point; this land being a part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 18, Range 1 East. All land herein described contains 28 acres, more or less, and being a part of Section 24, Township 18, Range 1 East, Shelby County, Alabama. It is hereby agreed that the settlement road running in a Southerly direction from Montevallo Road across the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 24, Township 18, Range 1 East, will not be closed.

ALSO: The West 1/2 of the Southeast 1/4 of the Southwest 1/4, containing twenty (20) acres of land, in Section 24, Township 18, Range 1 East, Shelby County, Alabama.

The two above descriptions contain 48 acres of land, more or less.

Two acres more or less in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 24, Township 18, Range 1 East, Shelby County, Alabama. Beginning at an iron post, at Gordon F. Faulkner and Mrs. Will T. Fancher line running Southwest 584 feet to an iron post, thence 88 feet Northeast to an iron post on old County Road, thence running 369 feet Northwest along old County Road to an iron post, thence West 266 feet to an iron post at point of beginning.

The NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 12, Township 19, Range 1 East. 40 acres more or less situated in Shelby County, Alabama.