

This instrument was prepared by

(Name) Louis H. Bayer, SIROTE, PERMUTT, FRIEND & FRIEDMAN, P.A.

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

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

3615

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED DOLLARS (\$100.00) 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,

JERROLD SIMON and wife, MARTHA ANN SIMON

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

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

A one-twentieth (1/20th) undivided interest in and to the following described property:

The East 3/4 of the North 1/2 of the North 1/2; and the NW 1/4 of the NW 1/4 that lies north and west of Shelby County #43 all in Section 7, Township 18, Range 2e.

Also; the SW 1/4 of the SW 1/4, Section 6, Township 18, Range 2e.

Also; the NE 1/4 of the NE 1/4 of Section 12, Township 18, Range 1e.

Also; the SE 1/4 of the SE 1/4 of Section 1, Township 18, Range 1e.

Also the following described parcel:

Begin at the Northeast corner of the SE 1/4 of the NE 1/4 of S-7, T-18s, Range 2e; Thence S-87°W (1319) feet; thence S-3°E (1321) feet; thence N-87°E (1318) feet; thence N-23°19'W (1069.71) feet; thence N-87°E (752.51) feet; thence N-3°W (365) feet; thence N-87°E (504) feet to the center of the Pumpkin Swamp Road as same is now located; thence Northeasterly along the center of Pumpkin Swamp Road (675.5) feet to the North line of the S 1/2 of the NW 1/4 of the NW 1/4 Section 8, S-8, T-18, R-2e; thence S-87°W (1183) feet to the section line; thence S-3°E (659) feet back to the point of beginning. Lying and being situated in the SE 1/4 of the NE 1/4 of S-7, T-18, R-2e and the S 1/2 of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of S-8, T-18, R-2e, Shelby County, Alabama. Containing 54 acres more or less.

This conveyance is subject to the following:

1. Road rights of way of record.

(see reverse side for continuation)

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 27th day of May, 1975

(Seal)

(Seal)

(Seal)

Jerrold Simon

JERROLD SIMON

(Seal)

(Seal)

(Seal)

Martha Ann Simon

MARTHA ANN SIMON

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Jerrold Simon and wife, Martha Ann Simon, a Notary Public in and for said County, in said State,

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 27th day of May, A. D., 1975.

Notary Public.

19750623000032440 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/23/1975 12:00:00AM FILED/CERT

BOOK 293 PAGE 69

2. Minerals and mining rights excepted in Deed Volume 48, page 47.
3. Right of way and release of damages in favor of Shelby County, Alabama, recorded in Deed Volume 228, page 285; Volume 228, page 283, in the Office of the Judge of Probate, Shelby County, Alabama.
4. Less and except any part of subject property which presently lies in the boundary of any roadway.
5. All easements whether recorded or unrecorded.
6. Mortgage wherein Benson Industries, Inc., is the mortgagor, and Roy and Ruby Partridge is the mortgagee, recorded at Book 312, page 693, in the Office of the Judge of Probate, Shelby County, Alabama.

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

1975 JUN 23 PM 7:21

Conrad M. D. B.

JUDGE OF PROBATE

Need Out 1.50

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197506230000032440 2/2 \$.00
Shelby Cnty Judge of Probate,AL
06/23/1975 12:00:00AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

**LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.**

DEED TAX \$
RECORD FEE \$
TOTAL \$

RETURN TO:

OT

51012 10mm A trunk & pedicel
2030 1st Apr No
Bham 35703
Cocci (Bayer)