

This instrument was prepared by  
 ROBERT R. WIELAND, Attorney  
 118 West First Street  
 DAYTON, OHIO 45401

STATE OF ALABAMA )

SHELBY COUNTY )

S-4-17

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of SIXTY-FIVE THOUSAND, FOUR HUNDRED AND 00/100 DOLLARS (\$65,400.00) to the undersigned MEAD LAND SERVICES, INC., an Ohio corporation, (hereinafter called "Grantor"), in hand paid by CARMEN R. CRIM and wife, HELEN L. CRIM, 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 Carmen R. Crim and wife, Helen L. Crim, (hereinafter called "Grantees"), as joint tenants with right of survivorship, the following described real estate, MINERALS AND MINING RIGHTS EXCEPTED, situated in Shelby County, Alabama, to wit:

PARCEL I: A tract of land, minerals and mining rights excepted, being that part of the West Half of the Northeast Quarter of Section 29, Township 21 South, Range 2 West, lying West of the Louisville and Nashville Railroad, containing 20.48 acres, more or less.

PARCEL II: A tract of land, minerals and mining rights excepted, being that part of the Northwest Quarter of the Northwest Quarter of Section 32, Township 21 South, Range 2 West, lying East of Interstate Highway No. 65, containing 1.42 acres, more or less.

PARCEL III: A tract of land, minerals and mining rights excepted, being that part of the Southeast Quarter of the Northwest Quarter of Section 32, Township 21 South, Range 2 West, containing 21.7 acres, more or less, and lying East of Interstate Highway No. 65.

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

1. This conveyance is made subject to minerals and mining rights, release from damages, and other covenants, rights, easements, and reservations pertaining to minerals and mining rights as set out in a deed from



ORIGINAL FILED 1975  
TO ALL THE PARTIES  
AND ALL PERSONS CONCERNED  
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

The Mead Corporation to Mead Land Services, Inc., dated May 1, 1974 recorded in Deed Book 287, Page 78, in the Probate Office of Shelby County, Alabama.

2. This conveyance is also 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, 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.

3. This conveyance is also made subject to all laws, ordinances, zoning regulations and restrictions affecting said lands or any part thereof.

4. This conveyance is made subject to ad valorem taxes for the tax year beginning October 1, 1974, due October 1, 1975, payment of such taxes will be prorated between the Grantor and Grantees and will be remitted by the Grantor.

TO HAVE AND TO HOLD, subject to the foregoing exceptions, reservations, conditions, covenants and provisions, Unto the said Carmen R. Crim and wife, Helen L. Crim, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest hereby conveyed shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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, executors and assigns forever, against the lawful claims of all persons.



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Shelby Cnty Judge of Probate, AL  
08/15/1975 12:00:00AM FILED/CERT



IN WITNESS WHEREOF, the said Mead Land Services, Inc., a corporation, 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 15<sup>th</sup> day of August, 1975.

ATTEST:

B. K. Joyner  
Assistant Secretary

MEAD LAND SERVICES, INC.  
a corporation

By P. R. Satterwhite  
Vice President

Conrad M. Johnson  
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 AUG 15 AM 11:49  
Recd Jct 65.50

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, H. D. Cannon, a Notary Public in and for said county in said state, hereby certify that P. R. Satterwhite 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 date that, being informed of the contents of the instrument, 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 15<sup>th</sup> day of

August, 1975.

H. D. Cannon  
Notary Public

H. D. CANNON

Notary Public, State at Large, Alabama  
My Commission Expires August 27, 1976.



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Shelby Cnty Judge of Probate, AL  
08/15/1975 12:00:00AM FILED/CERT