

924

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Nine Thousand Five Hundred Dollars (\$9,500.00) and the execution of a Thirty-Eight Thousand Dollar (\$38,000.00) purchase money mortgage in hand paid to Hugh Linder and wife, Eleanor S. Linder (hereinafter called Grantors), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto Farris Land Company, Inc. (hereinafter called Grantee), the following described real estate located in Shelby County, Alabama, to-wit:

E $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 3, Township 21 South,
Range 3 West.

TO HAVE AND TO HOLD unto the said Farris Land Company, Inc., its successors and assigns forever.

It is specifically understood and agreed that the Grantors have executed this deed subject to:

1. Ad valorem taxes due and payable October 1, 1977, which the Grantee herein assumes and agrees to pay.
2. Existing rights-of-way, building restrictions, encroachments, recorded and/or unrecorded easements, if any, overlaps, deficiency in quantity of ground, boundary line disputes, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
3. Right-of-way granted to Shelby County, Alabama, by instrument(s) recorded in Deed Book 280, Page 336; and Deed Book 280, Page 340, in Probate Office.
4. Rights, if any, conveyed to Board of Revenue, Shelby County, Alabama, by deed dated July 16, 1923, recorded in Deed Book 76, Page 324, in Probate Office.
5. Easement to Southern Natural Gas Corporation recorded in Deed Book 90, Page 445; and Deed Book 90, Page 333, in Probate Office.
6. Any portion of said property or rights therein, which depend in any way upon the legality of quit claim deed from Shelby County, Alabama, to Dr. Linder, dated March 22, 1965, recorded in Deed Book 234, Page 767, in Probate Office.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2ND day of August, 1977.

Hugh Linder

Hugh Linder

Eleanor S. Linder
Eleanor S. Linder

Eleanor S. Linder

19770824000088420 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/24/1977 12:00:00AM FILED/CERT

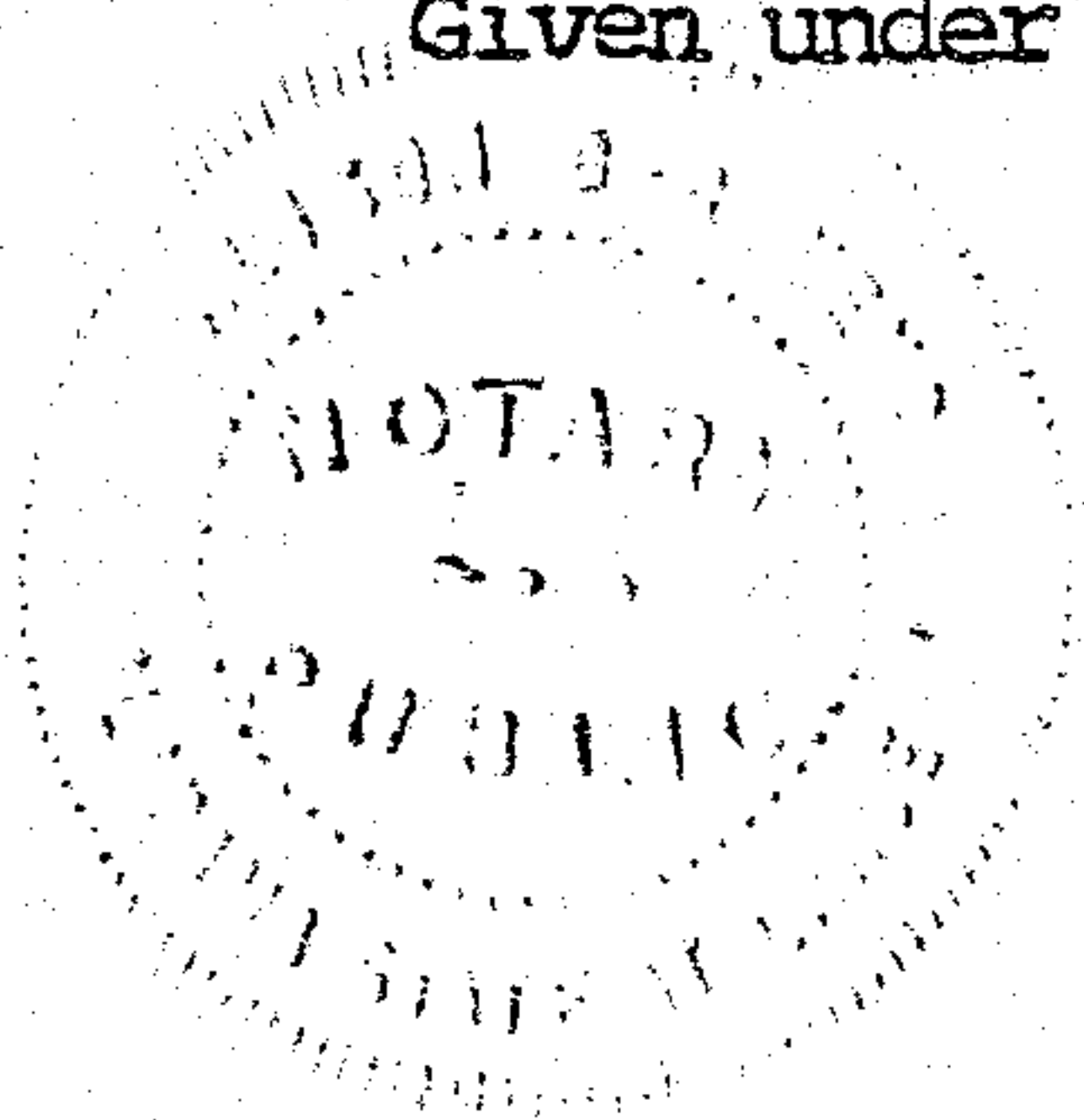
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STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Hugh Linder and wife, Eleanor S. Linder, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22ND day of August, 1977.



Mason C. G. Hynd
NOTARY PUBLIC

My Commission expires: April 25, 1975

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1977 AUG 24 AM 10:49

Thomas A. Snowling, Jr.
JUDGE OF PROBATE
Deed Fee 9.50
Rec. 3.00
Ind. 1.00
13.50

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19770824000088420 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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