

STATUTORY WARRANTY DEED

STATE OF ALABAMA:

SHELBY COUNTY:



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 Shelby Cnty Judge of Probate, AL
 08/24/1977 12:00:00AM FILED/CERT

WHEREAS, Wellington B. Tingley, Sr. was the owner of a one-half undivided interest, as Tenant-in-Common in the following described real estate:

All of the NW 1/4 of Section 29, Township 19 South, Range 1 West, LESS AND EXCEPT the 46 acres described below, which Mr. Tingley owned in fee simple.

All that part of the NE 1/4 of SW 1/4 of said Section 29, lying North of A.B. & C. Railroad right-of-way.

The South 1/2 of the SW 1/4 of Section 20, Township 19 South, Range 1 West, LESS AND EXCEPT a tract in the NW corner thereof more particularly described as follows: Begin at a point on the North line of the SW 1/4 of SW 1/4 of said Section which is 2,340 feet west of the NE corner of SE 1/4 of SW 1/4 of said Section 20; thence South 54°30' West, 250 feet; thence South 48°30' West, 156 feet to the West line of SW 1/4 of Section 20; thence North to the NW corner of SW 1/4 of SW 1/4 of said Section 20; thence East to the point of beginning of the excepted tract, together with an easement for roadway purposes over a strip of land of width of 30 feet extending Westwardly from the paved Florida Short Route No. 91 to a point on the East line of the above described tract of land, said 30 foot strip lying along and extending 20 feet North and 10 feet South of the line dividing Sections 20 and 29, now used as a roadway between said property herein described and the Florida Short Route Highway No. 91.

WHEREAS, Wellington B. Tingley, Sr. was the owner in fee simple of the following described real estate:

The SE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West.

Also the 6 acres, more or less, conveyed in Deed Book 226, Page 761, which was described in said deed as follows: Beginning 294 feet from the NE corner of SW 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, running South 567 feet; thence West 721 feet, thence North 567 feet; thence East 61 feet; thence turning in a southeastwardly direction at 37 degrees to a point 294 feet from the North line; thence East 343 feet to the point of beginning.

WHEREAS, Wellington B. Tingley, Sr. died on the 17th day of March, 1975 leaving a Last Will and Testament in which Jo Ann Maxwell was named as Executrix; and,

Najjar, Najjar Vincent & Smith

WHEREAS, said estate is still pending in the Probate Court of Shelby County, Alabama and said Executrix is still duly qualified and acting in said capacity; and,

WHEREAS, under the terms of said will all of the property real, personal and mixed of the deceased was bequeathed and devised to Jo Ann Maxwell and Mona Tingley, in equal shares; and,

WHEREAS, Camille C. Tingley was the owner of the remaining undivided one-half interest as Tenant-in-Common with Wellington B. Tingley, Sr. in the property aforescribed; and,

WHEREAS, Camille C. Tingley is the widow of the deceased; and,

WHEREAS, the parties desiring to effect a division of all the acreage aforescribed by this instrument intend that the property be divided in such manner that Mona Tingley and Jo Ann Maxwell, beneficiaries under the will, take as Tenant-in-Common a portion of said land and Camille C. Tingley take a portion of said land.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, Camille C. Tingley, a widow, Mona Tingley, an unmarried woman, Jo Ann Maxwell and husband, Felix Neil Maxwell, Jr. and Jo Ann Maxwell, in her capacity as Executrix, of the Estate of Wellington B. Tingley, Sr., deceased do hereby grant, bargain, sell and convey unto Mona Tingley and Jo Ann Maxwell as Tenants-in-Common, the following described real property:

The S 1/2 of NW 1/4 of Section 29, Township 19 S., Range 1 W.

All that part of the NE 1/4 of SW 1/4 of said Section 29, lying North of A.B. & C. Railroad right-of-way.

That portion of the NE 1/4 of NW 1/4 of said Section 29, that is south of the private road that runs approximately down the north line of said 1/4 - 1/4 section.

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Less and except the following described property which was referred to above as being the property of Wellington B. Tingley, Sr. in fee simple and which has been subsequently conveyed by the beneficiaries under his will to Felix Neil Maxwell and Jo Ann Maxwell as tenants-in-common:

The SE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West.

Also the 6 acres, more or less, conveyed in Deed Book 226, Page 761, which was described in said deed as follows: Beginning 294 feet from the NE corner of SW 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West running South 567 feet; thence West 721 feet, thence North 567 feet; thence East 61 feet; thence turning in a southeastwardly direction at 37° to a point 294 feet from the North line; thence East 343 feet to the point of beginning.

TO HAVE AND TO HOLD, to the said Mona Tingley and Jo Ann Maxwell, their heirs and assigns forever.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, Camille C. Tingley, a widow, Mona Tingley, an unmarried woman, Jo Ann Maxwell and husband, Felix Neil Maxwell, Jr. and Jo Ann Maxwell, in her capacity as Executrix of the Estate of Wellington B. Tingley, Sr., deceased do hereby grant, bargain, sell and convey unto Camille C. Tingley the following described property:

The NW 1/4 of NW 1/4, Section 29, Township 19 S, Range 1 W.

That portion of the NE 1/4 of NW 1/4, Section 29, Tp. 19 S. Range 1 W, that is north of the south line of a private road that runs approximately down the north line of said 1/4 - 1/4 section.

The SW 1/4 of SW 1/4 of Section 20, Township 19 S, Range 1 W, LESS AND EXCEPT a tract in the NW corner of said 1/4 - 1/4, more particularly described as follows: Begin at a point on the North line of the SW 1/4 of SW 1/4 of said Section 20 which is 2,340 feet west of the NE corner of SE 1/4 of SW 1/4 of said Section 20; thence South 54°30' West, 250 feet, thence south 48°30' West, 156 feet to the West line of SW 1/4 of said Section 20; thence North to the NW corner of SW 1/4 of SW 1/4 of said Section 20; thence East to the point of beginning of the excepted tract.

The SE 1/4 of SW 1/4 of said Section 20.

TO HAVE AND TO HOLD to the said Camille C. Tingley, her heirs and assigns forever.

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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF the undersigned have hereunto set
their hands and seals this 22 day of August
1977.

Camille C. Tingley (SEAL)
Camille C. Tingley

Mona Tingley (SEAL)
Mona Tingley

Jo Ann Maxwell (SEAL)
Jo Ann Maxwell

Felix Neil Maxwell (SEAL)
Felix Neil Maxwell

Jo Ann Maxwell (SEAL)
Jo Ann Maxwell in her capacity
as Executrix of the Estate of
Wellington B. Tingley, Sr. Deceased

STATE OF ALABAMA:
SHELBY COUNTY:

I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that Camille C. Tingley,
a widow, whose name is signed to the foregoing instrument
and who is known to me, acknowledged before me on this day
that, being fully informed of the contents of the foregoing
instrument, she executed the same voluntarily on the day the
same bears date.

GIVEN under my hand and official seal this the 22
day of August, 19 77.

Thomas C. Haygood
Notary Public

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said
County, in said State, hereby certify that Mona Tingley, an
unmarried woman, whose name is signed to the foregoing
instrument and who is known to me, acknowledged before me on
this day that, being fully informed of the contents of the
foregoing instrument, she executed the same voluntarily on
the day the same bears date.

GIVEN under my hand and official seal this the 22
day of August, 19 77.

Thomas C. Haygood
Notary Public



STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jo Ann Maxwell and husband, Felix Neil Maxwell whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being fully informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

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

Thomas C. Najjar, Jr.
Notary Public

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Jo Ann Maxwell, in her capacity as Executrix of the Estate of Wellington B. Tingley, Sr., deceased, is signed to the foregoing instrument is known to me, acknowledged before me on this day that, being informed of the contents of said instrument she executed the same voluntarily in her said capacity as Executrix.

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

STATE OF ALABAMA
JEFFERSON COUNTY
1977 AUG 24 AM 9:01
Notary Public
JUDGE OF PROBATE
Ind. 850.
100
1000

This instrument was prepared
by Thomas C. Najjar, Jr.
1030 Brown Marx Building
Birmingham, Alabama 35203



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