

STATE OF ALABAMA)

COUNTY OF SHELBY)

4726
WARRANTY DEED

\$105.00 And Purchase
Money Mortgage Filed
Simultaneously Herein

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand, One Hundred Five and no/100 (\$290,105.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Donald A. Bowden, an unmarried man (herein referred to as grantor), grant, bargain, sell and convey unto Yellow Leaf Farms, a Partnership (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One:

The S 1/2 of SW 1/4, containing approximately eight (80) acres and the SE 1/4 of sec. 19, T-20-S, R-1-W, containing approximately one hundred sixty (160) acres, except and excluding the following tract: Commencing at the SE corner of the NE 1/4 of SE 1/4, sec. 19, T-20-S, R-1-W, thence East a distance of 386.71 feet to a point in the center of a Gravel Road, the point of beginning; thence N 45° 30' W a distance of 102.30 feet to a point; thence N 37° 35' E a distance of 125.26 feet to a point; thence N 5° 25' E a distance of 261.81 feet to a point; thence S 84° 35' E a distance of 292.50 feet to a point at the Water Edge of Bowden Lake; thence Southeasterly along the Water Edge to a point on the South Boundary of said 1/4-1/4 above stated; thence West along said boundary a distance of 307.20 feet to a point in the center of said Gravel Road; thence Easterly along said center-line a distance of 261.88 feet to the point of beginning. Said land being situated in the NE 1/4 of SE 1/4, and SE 1/4 of SE 1/4, sec. 19, T-20-S, R-1-W, Shelby County, Alabama, and containing 4.6 acres more or less.

Parcel Two:

The N 1/2 of the NE 1/4 of sec. 30, Township 20 South, Range 1 West, containing approximately eighty (80) acres.

Parcel Three:

The NW 1/4 of the NW 1/4 of sec. 29, Township 20 South, Range 1 West, containing approximately forty (40) acres.

Parcel Four:

The W 1/2 of the W 1/2 of the SW 1/4 of sec. 20, Township 20 South, Range 1 West, containing approximately forty (40) acres.

Subject to a right-of-way to Shelby County as recorded in Volume 232, Page 207, in the Probate Office of Shelby County, Alabama.

Subject to a right-of-way to Alabama Power Company as recorded in Volume 24, Page 899, in said Probate Office.

Subject to an easement to Tony Montalbano and wife, Willie Pearl Montalbano, as recorded in Real Book 301, Page 911, in said Probate Office, with certain personal obligations of grantor not being assumed by grantee.

Subject to any and all other existing easements, rights-of-way and restrictions, if any, of record.

BOOK 309 PAGE 73

Carter + Hallbrook
2117 Franklin Ave.
Mobile, Ala.

DOB

Two Hundred Ninety Thousand and no/100 (\$290,000.00) Dollars of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed, said Purchase Money Mortgage being second and subservient to that certain mortgage dated April 13, 1977, executed by Donald A. Bowden to First Federal Savings and Loan Association of Bessemer, in the principal amount of \$40,000.00 filed for record April 15, 1977, and recorded in Book 364, Page 140, in the Probate office of Shelby County, Alabama.

Subject to ad valorem taxes due and payable on October 1, 1978.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of November, 1977.

19771129000127210 2/2 \$.00
Shelby Cnty Judge of Probate, AL
11/29/1977 12:00:00AM FILED/CERT

Donald A. Bowden (SEAL)
DONALD A. BOWDEN

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that DONALD A. BOWDEN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 1977.

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

1977 NOV 29 AM 10:24

Thomas P. Smith, Jr.
JUDGE OF PROBATE

Deed 50

Rec. 3.00

Ind. 1.00

4.50

Shepherd
NOTARY PUBLIC