

STATE OF ALABAMA)

COUNTY OF SHELBY)

4727
WARRANTY DEED

#29,895.00 AND
Assume Mortgage in
Book 364, Page 140.

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Nine Thousand, Eight Hundred Ninety Five and no/100 (\$29,895.00) Dollars and the assumption of the Mortgage hereinafter mentioned, to the undersigned grantor, in hand paid by the grantees herein, the receipt of which is acknowledged, I, Donald A. Bowden, an unmarried man (hereinafter referred to as grantor), grant, bargain, sell and convey unto Yellow Leaf Farms, a Partnership (hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

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 34° 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.

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.

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

As further consideration hereof, the Grantees herein agree to and assume to pay 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, at 11:36 a.m. and recorded in Book 364, page 140, in the Probate Office of Shelby County, Alabama.



19771129000127570 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/29/1977 12:00:00AM FILED/CERT

RAB

BOOK 364 PAGE 140

Cody - Hallbrook
21174 via line

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 grantee, 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.

19771129000127570 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.

[Signature]
NOTARY PUBLIC

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

1977 NOV 29 AM 10:24

Thomas A. Bowden, Jr.
JUDGE OF PROBATE

Deed 30.00
Rec. 3.00
Fees 1.00
34.00

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