

This instrument was prepared by

(Name) J.P. Graham

P.O.Box 20022

(Address) Birmingham, Alabama 35216

4924



19771202000128880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/02/1977 12:00:00AM FILED/CERT

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty Four Thousand Two Hundred & No/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
~~XXXX~~, Arie Ford, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Clyde Carden,
James Carden and William M. Schroeder

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commencing at the northwest corner of Section 1, Township 24 North, Range 13 East, thence north 86 degrees 10 minutes East a distance of 188.30 feet to the point of beginning; said point being on the east right of way line of I-65; thence Northerly along said right of way a distance of 895.40 feet to a point; thence North 88 degrees 10 minutes East a distance of 704.12 feet to a point; thence North 3 degrees 30 minutes West a distance of 429.10 feet to a point, said point being 60.00 feet south of a ditch, the north property line; thence Northwesterly and parallel to said ditch a distance of 321.60 feet to a point that intersects the East right of way line of a gravel Public Road; thence North along said right of way line a distance of 75.00 feet, more or less, to a point at said ditch; thence along the ditch in a Easterly direction a distance of 432.50 feet more or less, to a point on the east property line; thence South 3 degrees 30 minutes East a distance of 1,511.22 feet to a point; thence South 86 degrees 10 minutes West a distance of 771.70 feet to the point of beginning. Said land being situated in the SE¹/₄ of NW¹/₄, NE¹/₄ of SW¹/₄, SW¹/₄ of NE¹/₄ and the NW¹/₄ of SE¹/₄ Section 22, Township 22 South, Range 2 West and containing 17.10 acres, more or less, according to a survey, by Grady T. Headrick, Reg. No. 4282, dated November 21, 1977.

Arie Ford is the Surviving grantee in that certain deed recorded in Reel 232, Page 162. The said E.J. Ford having died on May 13, 1968.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands (~~s~~) and seal (~~s~~), this 1st day of December, 1977.

STATE OF ALA. SHELBY CO.

1 CERTIFIED TRUE

INSTRUMENT WAS FILED

1977 DEC -2 AM 10:32

Rec. 1.00

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Undersigned, a Notary Public in and for said County, in said State, hereby certify that Arie Ford, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, A. D. 1977

Central State Bank

J. P. Graham
Notary Public