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Shelby Cnty Judge of Probate, AL
07/24/1978 01:14:00 PM FILED/CERT

2956

1.

5-9926

State of Alabama)
Shelby County)

AFFIDAVIT

Before me, the undersigned, a
notary public in and for said county
in said state personally appeared
Claude C. Williams, who is known to
me, and who being by me first duly
sworn deposes and says as follows:

My name is Claude C. Williams. I
am a resident of Shelby County, Alabama
and am a member of The People's
Institute of Applied Religion. I am also
a director and a member of the
governing body of The People's Institute
of Applied Religion. On October 17, 1960
my wife late wife and I conveyed
by warranty deed approximately
119 acres of land in Shelby County to
Young Queen and wife, May C. Queen.
A copy of that deed is attached hereto
as Exhibit "A" and made a part
hereof as if fully set out herein.
Substantially all of said acreage
conveyed to Mr. and Mrs. Queen was
located in Section 19, Township 20
South, Range 2 West. However a
small portion of the property conveyed
was situated in the NE 1/4 of the
NE 1/4 of Section 24 Township 20 South.



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2.

Range 3 West and the SE $\frac{1}{4}$ of ~~22~~ SE $\frac{1}{4}$ of
Section 13, Township 20 South, Range 3
West, which property is particularly
described in said Exhibit "A" as
follows:

"From the Northeast corner of Section
24, Township 20 South, Range 3 West
run South along the East boundary
line of the said Section 24, Township
20 South, Range 3 West for 96.63 feet
to the point of beginning of the
land herein described; Thence turn
an angle of 127 Degrees, 19 Minutes
to the right and run Northwest
158 feet; Thence turn an angle of
11 Degrees, 30 minutes to the left
and continue Northwest 30.0
feet, more or less, to a point on
the East Right of Way line of Jung
Road; Thence turn an angle of
84 Degrees, 15 Minutes to the
left and run Southwesterly along
the East R.O.W. line of the said
Jung Road for 20.0 feet; Thence
turn an angle of 84 Degrees, 15
minutes to the left and run
Southwesterly 207.62 feet, more or
less, to a point on the East
boundary line of Section 24,
Township 20 South, Range 3 West; It
then an angle of 127 Degrees, 19 Min
to the left and run North along
the East boundary line of Section
24, Township 20 South, Range 3 We

Book 26 page 388-A

Jack C. Cichon



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3.

for 37.72 feet, more or less, to the point of beginning."

All of the property previously conveyed by my wife and I as described in Exhibit "A" to Mr. and Mrs. Quon was subsequently conveyed by Mr. and Mrs. Quon to Jack C. Cadell by warranty deed dated the 8th day of June 1967 - A copy of the warranty deed to Mr. Cadell is attached hereto as Exhibit "B" and made a part hereof as if fully set out herein.

On February 15th 1978 I ~~conveyed~~ ~~certain property~~ executed a warranty deed (a copy of which is attached hereto as Exhibit "C" and made a part hereof as if fully set out herein) to The Peoples Institute of Applied Religion and Commerce, Inc. and Cornelia Hargrave - The acreage described in said deed (Exhibit "C") lies in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West. The property described in my recent deed (Exhibit "C") erroneously overlaps and encompasses the above particularly described smaller portion of property previously conveyed by my wife and I to Mr. and Mrs. Quon - Neither I nor The Peoples Institute of Applied Religion claim ownership in said property which is particularly described above and I hereby certify and

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affirm that my purported conveyance
of said property was by error.

6
Clay Williams
Claude C. Williams

deposits and
subscribed before
me this the —
day of July, 1978.

Billy M. Beard
Notary Public

My Commission Expires Jan. 26, 1982

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WARRANTY DEED

The State Of Alabama
Shelby County

Know all men by these presents, That in consideration of
Five Thousand and no/00 ----- DOLLARS
and the execution of a mortgage in the amount of \$12,480.75)
to the undersigned grantor Claude C. Williams and wife, Edna Joyce Williams
in hand paid by Young Quan and wife, May C. Quan

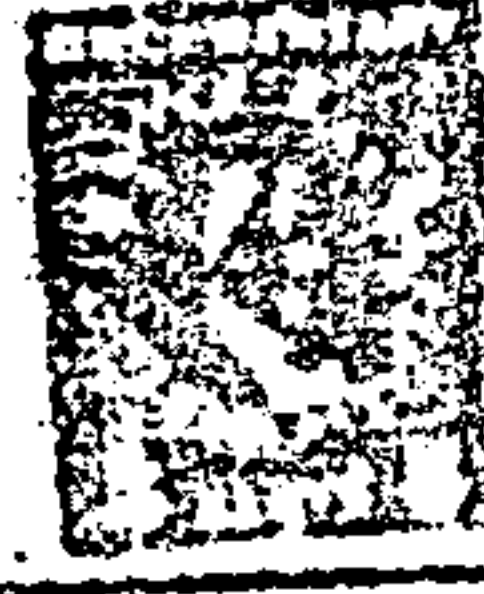
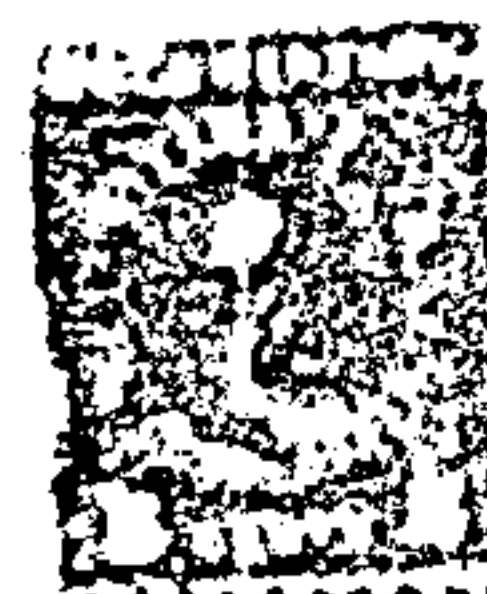
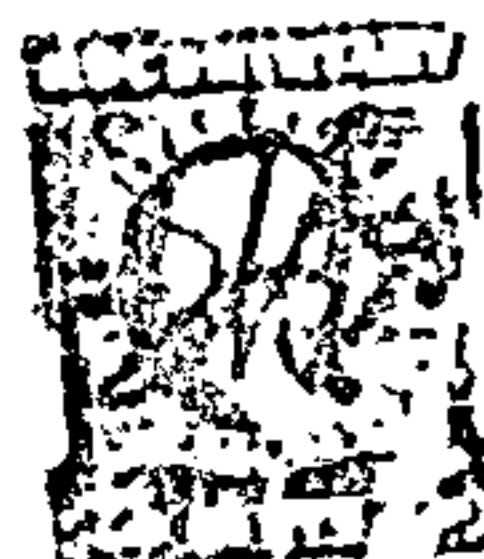
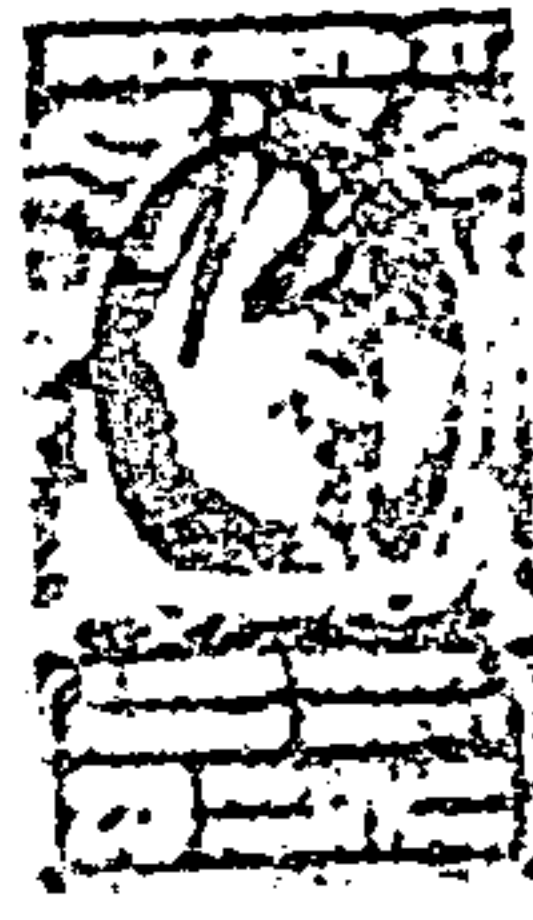
the receipt whereof is acknowledged we the said Claude C. Williams and wife,
Edna Joyce Williams do grant, bargain, sell and convey unto the said
Young Quan and wife, May C. Quan

the following described real estate situated in Shelby County, Ala, to-wit: The NW¹/₄ of the NW¹/₄,

the NW¹/₄ of the NW¹/₄, and the NW¹/₄ of the NW¹/₄ of Section 19, Township 20 South, Range 2 East.
KING-TING HUNTER, from the NW¹/₄ of the NW¹/₄ of Section 19, T.20S., R.2E., 1.44 acres in the
Northwest corner, more particularly described as follows: Begin at the Northwest corner of
the NW¹/₄ of the NW¹/₄ of Section 19, T.20S., R.2E. Thence run South along the West boundary
line of the said NW¹/₄ of the NW¹/₄, Sec.19, T.20S., R.2E. for 66.63 feet; Thence turn an angle
of 52 Degrees, 41 Minutes to the left and run Southeasterly 43.60 feet; Thence run East
parallel with the North boundary line of the NW¹/₄ of the NW¹/₄ of Sec.19, T.20S., R.2E. for
338.84 feet; Thence run North parallel with the West boundary line of the NW¹/₄ of the NW¹/₄
of Sec.19, T.20S., R.2E. for 156.55 feet, more or less, to a point on the North boundary line
of the NW¹/₄ of the NW¹/₄ of Sec.19, T.20S., R.2E.; Thence run West along the North boundary line
of the NW¹/₄ of the NW¹/₄ of Sec.19, T.20S., R.2E. for 417.42 feet, more or less, to the point of
beginning.

ALSO:

A parcel of land situated in and being parts of the NW¹/₄ of the NW¹/₄ of Section 24, T.20S.
R.3E. and the SE¹/₄ of the SE¹/₄ of Sec. 13, T.20S., R.3E., more particularly described as
follows: From the Northeast corner of Section 24, T.20S., R.3E. run South along the East
boundary line of the said Sec.24, T.20S., R.3E. for 66.63 feet to the point of beginning of
the land herein described; Thence turn an angle of 127 Degrees, 19 Minutes to the right
and run Northeastly 158.0 feet; Thence turn an angle of 11 Degrees, 20 Minutes to the
left and continue Northeastly 30.0 feet, more or less, to a point on the East Right of
Way line of the Fungo Road; Thence turn an angle of 64 Degrees, 15 Minutes to the left
and run Southeastly along the East R.O.W. line of the said Fungo Road for 20.0 feet;
Thence turn an angle of 64 Degrees, 15 Minutes to the left and run Southeastly 207.42
feet, more or less, to a point on the East boundary line of Sec.24, T.20S., R.3E.; Thence
turn an angle of 127 Degrees, 19 Minutes to the left and run North along the East boundary
line of Sec.24, T.20S., R.3E. for 37.72 feet, more or less, to the point of beginning.
This tract of land being the NW¹/₄ of the NW¹/₄, the NW¹/₄ of the NW¹/₄ and a part of the NW¹/₄ of
the NW¹/₄ of Section 19, Township 20 South, Range 2 East, and a part of the NW¹/₄ of the NW¹/₄
of Section 24, Township 20 South, Range 3 East, and a part of the SE¹/₄ of the SE¹/₄ of Section
13, Township 20 South, Range 3 East, and containing in all 110 acres, more or less.



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Exhibit A



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BOOK 3

[Signature]

[Signature]

[Signature]

5341

Ap. 10,000.00

See Mtg. 3rd

STATE OF ALABAMA)

SHELBY COUNTY)



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Shelby Cnty Judge of Probate, AL
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration
Ten Thousand Dollars (\$10,000.00) and the execution of a prom
note secured by a purchase money mortgage in the principal am
of Twenty-Seven Thousand Five Hundred Dollars (\$27,500.00), to the
undersigned grantors, in hand paid by the grantee herein, the receipt
whereof is acknowledged, we, YOUNG QUAN and wife, MAY C. QUAN (herein
referred to as grantors), grant, bargain, sell and convey unto
JACK C. CADELL (herein referred to as grantee), the following
described real estate, situated in Shelby County, Alabama, to-wit:

The NW 1/4 of the NW 1/4, the NE 1/4 of the NW 1/4, and
the NW 1/4 of the NE 1/4 of Section 19, Township 20 South,
Range 2 West. Excepting, however, from the NW 1/4 of the
NW 1/4 of Section 19, Township 20 South, Range 2 West,
1.44 acres in the northwest corner, more particularly
described as follows: Begin at the northwest corner of
the NW 1/4 of the NW 1/4 of Section 19, Township 20,
South, Range 2 West; thence run South along the West
boundary line of said NW 1/4 of the NW 1/4, Section 19,
Township 20 South, Range 2 West, for 96.63 feet; thence
turn an angle 52° 41' to the left and run Southeasterly
98.80 feet; thence run East parallel with the North
boundary line of the NW 1/4 of the NW 1/4 of Section 19,
Township 20 South, Range 2 West, for 338.84 feet; thence
run North parallel with the West boundary line of the
NW 1/4 of the NW 1/4 of Section 19, Township 20 South,
Range 2 West, 156.53 feet, more or less, to a point on
the North boundary line of the NW 1/4 of the NW 1/4 of
Section 19, Township 20 South, Range 2 West; thence run
West along the North boundary line of the NW 1/4 of the
NW 1/4 of Section 19, Township 20 South, Range 2 West,
for 417.42 feet, more or less, to the point of beginning.

ALSO, a parcel of land situated in and being parts of the
NE 1/4 of the NE 1/4 of Section 24, Township 20 South,
Range 3 West, and the SE 1/4 of the SE 1/4 of Section 23,
Township 20 South, Range 3 West, more particularly
described as follows: From the Northeast corner of
Section 24, Township 20 South, Range 3 West, run South
along the East boundary line of said Section 24, Town-
ship 20 South, Range 3 West, for 96.63 feet to the point
of beginning of the land herein described; thence turn
an angle 127° 19' to the right and run Northwesterly
158.0 feet; thence turn an angle of 11° 30' to the left
and continue Northwesterly 30.0 feet more or less to a
point on the East right of way line of the Fungo Road:

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Exhibit B



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thence turn an angle of 84° 15' to the left and run Southwesterly along the East right of way line of said Fungo Road for 20.0 feet; thence turn an angle of 84° 15' to the left and run Southeasterly 207.62 feet more or less, to a point on the East boundary line of Section 24, Township 20 South, Range 3 West; thence turn an angle of 127° 19' to the left and run North along the East boundary line of Section 24, Township 20 South, Range 3 West, for 37.72 feet, more or less, to the point of beginning. This tract of land being the NE 1/4 of NW 1/4, of the NW 1/4 of the NE 1/4 and a part of the NW 1/4 of the NW 1/4 of Section 19, Township 20 South, Range 2 West, and part of NE 1/4 of NE 1/4 of Section 24, Township 20 South, Range 3 West, and part of SE 1/4 of SE 1/4 of Section 13, Township 20 South, Range 3 West.

Subject to all easements and restrictions of record, including that certain agreement for a common driveway dated October 17, 1960, by and between Claude C. Williams and wife, Edna Joyce Williams, and Young Quan and wife, May C. Quan, recorded in Volume 212, Page 44, Probate Office of Shelby County, Alabama.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs 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 said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3rd day of June, 1967.

Young Quan
YOUNG QUAN

May C. Quan
MAY C. QUAN





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STATE OF ALABAMA)
COUNTY)

I, the undersigned authority, a Notary Public in and for
said County, in said State, hereby certify that MAY C. QUAN,
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 30 day of

June, 1967.

STATE OF ALA. SHELBY CO.
CERTIFY THIS INSTRUMENT
WAS FILED ON 10 4 78

7/2 1967

Marvin Cherner
NOTARY PUBLIC

RECORDED & \$10.00 NOTARY TAX

\$10.00 DEED TAX
PD. ON THIS INSTRUMENT

Conrad H. Coulter

JUDGE OF PROBATE
STATE OF INDIANA)

MARION COUNTY)

I, the undersigned authority, a Notary Public in and for
said County, in said State, hereby certify that YOUNG QUAN, 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 the 14 day
of June, 1967.

Marvin Cherner
NOTARY PUBLIC

This instrument was prepared by
MARVIN CHERNER, Attorney
516 Brown Marx Building
Birmingham, Alabama

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BOOK 249 PAGE



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This instrument was prepared by

(Name) ... ROBERT J. WIGGINS, JR.

7706

(Address) ... 2101 Second Avenue North, Birmingham, Alabama 35203

WARRANTY DEED.

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of

NO

INDIAN

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, CLAUDE C. WILLIAMS

(herein referred to as grantor) do grant, bargain, sell and convey unto: The People's Institute of Applied Religion and Constance Scott and Cornelia Savage

herein referred to as GRANTEES

in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in SHELBY

County, Alabama to-wit:

Begin at the Northeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, Thence run Southerly along the East boundary line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 24, T.20 S., R.3W for 134.35 feet; Thence turn an angle of 127 Degrees, 19 Minutes to the right and run Northwesterly 207.62 feet, more or less, to a point on the East Right of Way line of the Fungo Road; Thence turn an angle of 84 Degrees, 15 Minutes to the right and run Northeasterly along the East R.O.W. line of the Fungo Road for 15.0 feet, more or less, to a point on the North boundary line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Sec. 24, T.20S, R.3W. Thence turn an angle of 60 Degrees, 01 Minutes to the right and run Easterly along the North boundary line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 24, T.20S., R.3W. for 157.41 feet, more or less, to the point of beginning.

This being a part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, and being 0.2782 acres more or less.

THE GRANTOR HEREIN RESERVES THE RIGHT OF LIFE-ESTATE
ON ALL PROPERTIES MENTIONED HEREIN.

TO HAVE AND TO HOLD to the said GRANTEES: The People's Institute of Applied Religion and C. Scott and C. Savage simple, and to the heirs and assigns of such forever, together with every contingent remainder and right of reversion.

And I (CLAUDE C. WILLIAMS) do for myself and for my (CLAUDE C. WILLIAMS) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I, my 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 hand(s) and seal(s), this 7th day of July, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 FEB 15 11:07 AM
(Seal)

Claude C. Williams

STATE OF ALABAMA

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Mary F. Williams, a Notary Public in and for said County, in said State, hereby certify that Claude C. Williams is the person who executed the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same were dated.

Given under my hand and seal this 7th day of July, 1978.

A. D. 1978

Notary Public.

Claude C. Williams
Attest my hand and seal this 7th day of July, 1978.

NOTARY COMMISSION EXPIRES FEBRUARY 8, 1979

Belknap, Ala.

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

1978 JUL 24 PM 1:14

JUDGE OF PROBATE

Rec. 15.00

Ind. 1.00

16.00