

STATE OF ALABAMA)

TUSCALOOSA COUNTY)

WARRANTY DEED

19800502000049550 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
05/02/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS:

That, for and in consideration of FIVE THOUSAND and NO/100 (\$5,000.00) DOLLARS, and the execution and delivery of a purchase money mortgage for TWO HUNDRED EIGHT THOUSAND and NO/100 (\$208,000.00) DOLLARS, to the undersigned LEON ALAND, (hereinafter referred to as "Grantor"), the receipt whereof is hereby acknowledged, the said Grantor and his wife, LEANORE ALAND, do hereby GRANT, BARGAIN, SELL and CONVEY, unto LEANORE ALAND, AS TRUSTEE UNDER THE INDENTURE OF TRUST KNOWN AS THE LEON ALAND FAMILY TRUSTS NO. 2, DATED 11/26/79 (hereinafter referred to as "Grantee"), the following described real estate, situated in Tuscaloosa County, Alabama, to-wit:

PARCEL I: An undivided one-third (1/3) interest in and to the following:

All that part of the Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) and Southwest Quarter of Southwest Quarter (SW 1/4 of SW 1/4) of Section 20, Township 20 South, Range 8 West, that lies south and east of the Warrior River.

PARCEL II: An undivided one-third (1/3) interest in and to the following:

All that part of the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) South and East of the Warrior River and West of Brush Creek; and all that part of Southeast Quarter of Southeast Quarter (SE 1/4 of SE 1/4) South and East of the Warrior River, and West of Brush Creek, all being in Section 20, Township 20, South, Range 8 West, in Tuscaloosa County, Alabama.

PARCEL III: An undivided one-third (1/3) interest in and to the following:

West Half of East Half (W 1/2 of E 1/2) and East Half of West Half (E 1/2 of W 1/2) of Section Twenty-nine (29), Township Twenty (20) South, Range Eight (8) West, containing approximately three hundred twenty (320) acres:

Also Northwest Quarter (NW 1/4), North Half of Southwest Quarter (N 1/2 of SW 1/4), Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4), West Half of Northeast Quarter (W 1/2 of NE 1/4), West Half of Southeast Quarter of Northeast Quarter (W 1/2 of SE 1/4

Leon Aland
241 Rickman
Tuscaloosa, Ala. 35213

of NE 1/4), Northwest Quarter of Southeast Quarter (NW 1/4 of SE 1/4), West Half of Northeast Quarter of Southeast Quarter (W 1/2 of NE 1/4 of SE 1/4), and approximately thirty-seven (37) acres in Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4), being all of said Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) lying North and West of the paved highway known as U.S. Highway 11, and approximately 3.7 acres in West Half (W 1/2) of Southeast Quarter of Southeast Quarter (SE 1/4 of SE 1/4), being all of said West Half of Southeast Quarter of Southeast Quarter (W 1/2 of SE 1/4 of SE 1/4) lying North and West of the paved highway known as U.S. Highway 11, all being in Section Thirty-two (32), Township Twenty (20) South, Range Eight (8) West, and containing approximately 480.7 acres. The total area hereby conveyed is approximately 800.7 acres;

Also the right of way easements reserved in deed of Francis Joseph Block and wife, Gladys Block, to Tuscaloosa Shooters, Inc., dated April 6, 1960, recorded in Deed Book 443, Page 52, conveying Southwest Quarter of Southwest Quarter (SW 1/4 of SW 1/4) of Section Thirty-two (32), Township Twenty (20) South, Range Eight (8) West, whereby said grantors reserved the following easements, which are hereby conveyed to the grantees, described as follows:

"A right of way easement forty (40) feet wide for a road to run East along the South boundary of said land from the point where the County road crosses the South boundary of said land and to run East to the Southeast corner of said land; and A right of way easement forty (40) feet wide for a road to run North from the point where the County road crosses the West boundary of this land to the Northwest corner of this land."

And the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL IV: The entire fee interest in and to:

SW 1/4 of the SE 1/4 and E 1/2 of the SE 1/4 of Section 9, Township 20 South, Range 2 West. Situated in Shelby County, Alabama.

The foregoing properties are conveyed, subject to such rights of way or easements as are of record and ad valorem taxes for the current year. Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, her successors and assigns, forever. And the Grantor covenants and agrees with the Grantee that he is

seized of an indefeasible estate in fee simple in and to said property; that he has the lawful right to sell and convey the same in fee simple; that the said property is free from all liens and encumbrances except as hereinabove stated; that he will forever warrant and defend the title to the same and the possession thereof unto the said Grantee, her successors and assigns, against the lawful claims and demands of all persons whomsoever; except the rights of way and easements of record and except for any existing County roads, and except for taxes for the current tax year.

IN WITNESS WHEREOF, the Grantor and his wife, Leanore Aland, have hereunto set their hands and seals on this the 2 day of January, 1980.

RECORDED IN ABOVE
DEED BOOK & PAGE NO.
FILED ON

'80 FEB 20 PM 12 29

W. HARRIS - H. COLLUM
JUDGE OF PROBATE
TUSCALOOSA, ALA.

Leon Aland (SEAL)
LEON ALAND

Leanore Aland (SEAL)
LEANORE ALAND

STATE OF ALABAMA)
JEFFERSON COUNTY)

555679 E20

555679 E20

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Leon Aland and wife, Leanore Aland, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of January, 1980.

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

1980 MAY -2 PM 2:40

2nd pd. in Tuscaloosa Co.

Samuel Tenenbaum
JUDGE OF PROBATE

Reg. 4.50
Prob. 1.00
5.50

Samuel Tenenbaum
Notary Public

My Commission Expires: 4-11-81

This instrument prepared by:
Samuel Tenenbaum
1400 City National Bank Building
Birmingham, AL 35203

This instrument was prepared by:

NAME _____
ADDRESS _____

SOURCE OF TITLE 712-Long
BOOK 712 PAGE 317
730 776
BOOK 732 PAGE 417

Subdivision		Lot	Plat Bk	Page
<u>712</u>			<u>299</u>	
QQ	Q	S	T	R