

This instrument was prepared by

(Name) Alton Young, Land Surveyor,

(Address) Alabaster, Alabama.

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and No/100 Dollars And other valuable
considerations.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Willie T. Gardner and wife Pearline Gardner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Phillip S. Hartsfield

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

From the northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 20 South, Range 1 West run westerly along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 219.65 feet to a point on the center line of a Shelby County Road; Thence turn an angle of 42 degrees, 07 minutes to the left and run southwesterly along the center line of said road for 260 feet to the point of beginning of the land herein described and conveyed; Thence continue southwesterly along the center line and last said course for 387.5 feet; Thence turn an angle of 82 degrees, 05 minutes to the left and run southeasterly 282.7 feet; Thence turn an angle of 80 degrees, 22 minutes to the right and run southwesterly 210.0 feet; Thence turn an angle of 99 degrees, 38 minutes to the right and run northwesterly 282.7 feet to a point on the center line of said Shelby County Road; Thence run southeasterly and southwesterly along the center line of said County Road to the point of intersection of the center line of said road and the south boundary line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 15, Tsp. 20S., R. 1W.; Thence run easterly along the south boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the southeast corner thereof; Thence run northerly along the east boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 1055.78 feet; Thence run northwesterly 415 feet, more or less, to the point of beginning.

This land being a part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of section 15, Tsp. 20S., R. 1W. and being 18.5 acres, more or less.

EXCEPTED However from the above described land the Right of Way of the Shelby County Road as now located.

19710917000039000 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/17/1971 12:00:00 AM FILED/CERT

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, We have hereunto set our hands(s) and seal(s), this 17

day of September, 1971.

BOOK 269 PAGE 931
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 SEP 17 AM 9:58
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
INDEX OF PROBATE
Conrad M. Fowler
JUDGE OF PROBATE

Willie T. Gardner (Seal)
Pearline Gardner (Seal)
(Seal) (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Conrad M. Fowler, a Notary Public in and for said County, in said State, hereby certify that Willie T. Gardner and wife Pearline Gardner 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 17 day of September

A. D. 1981

Conrad M. Fowler
Notary Public

Notary Public