

(Name) Warren Hardin

(Address) 1800 Madison Avenue S.W.

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand and no/100 (\$4000.00)

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

James Walter Smith and wife Rebecca Joy Smith

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

Warren Hardin

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

Shelby County, Alabama, to-wit:

Commence at the southeast corner of the SW¹/₄ of the SW¹/₄ of Section 36, T-19-S, R-3-W in Shelby County, Alabama thence run north along the east line of said ¹/₄-¹/₄ section for 400.0 feet; thence 66°32' left and run northwesterly for 194.49 feet to the point of beginning of the property herein described; thence continue northwesterly along the last stated course for 213.00 feet to a point on the easterly right-of-way line of the Helena - Acton, County Road; thence 96°01' right and run northerly along said right -of-way line for 114.22 feet; thence 5°49' left and continue northerly along said right-of-way line for 41.74 feet; thence 88°25'17" right and run southeasterly for 170.65 feet; thence 80°37' 43" right and run southerly for 162.28 feet to the point of beginning.

Minerals and mining rights excepted.



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Shelby Cnty Judge of Probate, AL
12/03/1973 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of July, 1973.

(SEAL)

James Walter Smith

(SEAL)

(SEAL)

Rebecca Joy Smith

(SEAL)

(SEAL)

(SEAL)

STATE Alabama
Jefferson COUNTY

General Acknowledgment

I, Janie M. Strawbridge
in said State, hereby certify that

James Walter Smith and wife Rebecca Joy Smith

a Notary Public in and for said County,

whose name(s) 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 6th day of July, A.D. 1973.

Janie M. Strawbridge

Notary Public

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