

This instrument was prepared by

1352
115-5-
HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Jacqueline Hutto & husband, Hugh Hutto; Vivian Denty & husband, Wallace Denty
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ross A. Hayes

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

Beginning at a point on the Northwestern boundary line of Seaboard Coast Line Railroad Company's main track right-of-way at a point 150 feet Northwestwardly, measured at right angles from the center line of said main track and 76 feet Southwestwardly measured along said center line from its intersection with the center line of the main track of the Central of Georgia Railway; running thence Southwestwardly 273 feet to a point 82 feet Northwestwardly, measured at right angles from the center line of Seaboard Coast Line Railroad Company's main track; thence Southwestwardly 68 feet to a point 84 feet Northwestwardly measured at right angles from the last mentioned center line; thence Northwestwardly at right angles with said boundary line 66 feet to a point on said boundary line; thence Northeastwardly along said boundary line 342 feet, more or less, to the point of beginning; containing 0.31 acres, more or less, and being shown on print of Seaboard Coast Line Railroad Company's Division Engineer's Drawing 4568-6, dated January 26, 1967, last revised February 18, 1977. Situated in the NW 1/4 of the NE 1/4 of Section 23, Township 19 South, Range 2 East.

Grantee's address:

Vincent, Alabama 35178

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

1986 APR 17 PM 3:52

Rec 2.50 Re-Recorded
Jud 3.00
\$ 5.50

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

1985 APR 25 AM 10:22

Thomas A. Harrison, Jr.
JUDGE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		1.00
Mineral Tax		
Recording Fee		2.50
Index Fee		3.00
TOTAL	\$	6.50

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 24th
day of April, 19 85.

Jacqueline Hutto
Jacqueline Hutto
Hugh Hutto
Hugh Hutto

(SEAL)

(SEAL)

(SEAL)

Vivian Denty
Vivian Denty
Wallace Denty
Wallace Denty

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned authority,
in said State, hereby certify that Jacqueline Hutto & husband, Hugh Hutto;

Vivian Denty & husband, Wallace Denty
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 24th day of April, A.D. 19 85.

HARRISON, CONWILL, HARRISON & JUSTICE

Eva D. Moore
Notary Public