

SEND TAX NOTICE TO:

(Name) John S. Hartsfield and Mildred Hartsfield
(Address) Route 1
Columbiana, Ala.

(418

This instrument was prepared by

(Name) Phillip Hartsfield

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

500 22

That in consideration of ONE DOLLAR and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John S. Hartsfield, Phillip Hartsfield, Wyodene Hartsfield Davis, Kathryn Hartsfield, Betty Hartsfield Carter, and James Hartsfield, being the next of kin and sole surviving heirs at law of A. J. and Audra Hartsfield, deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto

John S. Hartsfield and wife, Mildred Hartsfield

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

THE PROPERTY DESCRIBED AND SHOWN ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF SET OUT HEREIN.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 19th

day of June, 19 90

John S. Hartsfield (Seal)
(John S. Hartsfield)
Phillip Hartsfield (Seal)
(Phillip Hartsfield)
Wyodene Hartsfield Davis (Seal)
(Wyodene Hartsfield Davis)

Kathryn Hartsfield (Seal)
(Kathryn Hartsfield)
Betty Hartsfield Carter (Seal)
(Betty Hartsfield Carter)
James Hartsfield (Seal)
(James Hartsfield)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that John S. Hartsfield, Phillip Hartsfield, Wyodene Hartsfield Davis, Kathryn Hartsfield, Betty Hartsfield Carter, and James Hartsfield, 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

19th

day of

June

A. D., 19 90

(Parcels of John S. Hartsfield
and Mildred Hartsfield)

Exhibit "A"

Parcel No. 5: (old survey)

A part of the NW 1/4 of NW 1/4 and the SW 1/4 of NW 1/4, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the SW corner of Section 23, township 20 South, Range 1 West, Shelby County, Alabama and run thence North 1 deg. 00' 20" East along the West line of said Section 23 a distance of 3,343.48 feet to a point; thence run South 85 deg. 18' 51" East a distance of 42.06 feet to a point; thence run South 87 deg. 51' 54" East a distance of 98.85 feet to a point; thence run North 88 deg. 32' 10" East a distance of 478.55 feet to a point; thence run South 88 deg. 22' 50" East a distance of 62.46 feet to a point; thence run South 78 deg. 15' 36" East a distance of 172.71 feet to the point of beginning of the property being described, said point of beginning being along an existing fence line; thence run South 78 deg. 15' 36" East along said fence a distance of 50.00 feet to a point; thence run South 80 deg. 10' 32" East along said fence a distance of 147.20 feet to an existing fence corner; thence run North 6 deg. 04' 47" East along said fence a distance of 598.31 feet to a point; thence run North 18 deg. 05' 15" East along said fence a distance of 69.70 feet to a point; thence run North 38 deg. 30' 35" East along said fence a distance of 141.30 feet to a point; thence run North 43 deg. 11' 06" East along said fence a distance of 281.42 feet to a point on the Westerly right of way line of Shelby County Highway No. 47; thence run North 10 deg. 51' 04" East along said right of way line a distance of 146.24 feet to a point in the centerline of South Fork Creek; thence run South 51 deg. 19' 55" West along said centerline of Creek a distance of 146.16 feet to a point; thence run North 80 deg. 34' 53" West along centerline of Creek a distance of 113.24 feet to a point; thence run South 83 deg. 43' 34" West a distance of 160.83 feet to a point; thence run South 78 deg. 51' 11" West along centerline of said Creek a distance of 55.85 feet to a point; thence run South 8 deg. 28' 22" West a distance of 995.00 feet to the point of beginning, containing 5.56 acres.

According to surveys of Joseph E. Conn, Jr., Ala. Reg. No. 9049.

Subject to 30 foot right of way easement over and across Parcel No. 5 for ingress and egress to and from Highway 47.

Subject to 10 foot easement over and along the North side of said Creek for ingress and egress to and from Highway 47.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JUN 20 AM 9:29

JUDGE OF PROBATE

1. Dead Tax	\$.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 7.00
5. N. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 13.50