

SEND TAX NOTICE TO:

(Name) Betty Hartsfield Carter
 Route 1, Box 84
 (Address) Columbiana, Alabama 35051

2024

This instrument was prepared by

(Name) Phillip Hartsfield

(Address) Columbiana, Alabama 35051

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 Dollar & other good and valuable consideration \$500.00

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

Betty Hartsfield Carter

(herein referred to as grantees, whether one or more), 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.

BOOK 307 PAGE 221

TO HAVE AND TO HOLD to the said grantees, 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 10th day of May, 19 90.

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

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

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned John S. Hartsfield, Phillip Hartsfield, Wylodene Hartsfield Davis, Kathryn Hartsfield, Betty Hartsfield Carter, and James Hartsfield, a Notary Public in and for said County, in said State, hereby certify that 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 10th day of May, A. D., 19 90.

(Parcels of Betty Hartsfield Carter)

PARCEL NO. 1 "A": (old survey)

A part of the SE 1/4 of the NE 1/4 of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southeast corner of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama and run thence North 1 deg. 00' 20" East along the east line of said Section 22 a distance of 3,343.48 feet to point of beginning of the Parcel (1 "A") being described; thence continue along last described course a distance of 673.41 feet to a point on the North line of the SE 1/4 of NE 1/4 of said Section 22; thence run South 84 deg. 38' 12" West a distance of 23.94 feet to a point; thence run South 71 deg. 59' 12" West a distance of 32.04 feet to a point; thence run South 0 deg. 57' 01" West along an existing wire fence line accepted as a property line a distance of 656.87 to a point at an existing fence corner marked by a 1 steel bar; thence run South 85 deg. 18' 51" East a distance of 53.56 feet to the point of beginning, containing 0.82 of an acre.

PARCEL NO. 1: (old survey)

A part of the NW 1/4 of the NW 1/4 and the SW 1/4 of the 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 the point of beginning of the property, Parcel No. 1, being described; thence continue along last described course a distance of 673.41 feet to a point; thence run South 84 deg. 38' 12" West a distance of 23.94 feet to an existing steel rebar corner set by Paragon Engineers and accepted as a boundary corner by adjacent owners; thence run North 2 deg. 01' 18" East along the boundary line established by Paragon Engineers a distance of 472.06 feet to a point in the centerline of South Fork Creek; thence run North 85 deg. 53' 06" East along centerline of said Creek a distance of 186.89 feet to a point; thence run South 1 deg. 00' 20" West a distance of 1,162.78 feet to point on an existing fence line accepted as a property line; thence run South 88 deg. 32' 10" West along said fence a distance of 29.95 feet to a point; thence run continue along said fence North 87 deg. 51' 54" West a distance of 98.85 feet to a point; thence run North 85 deg. 18' 51" West a distance of 42.06 feet to the point of beginning, containing 4.74 acres.

Parcel -1A (new survey):

Commence at the NW corner of the NW 1/4 of NW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama and run thence N 5 deg. 20' 27" E a distance of 28.41 feet to a pine knot corner at an existing fence corner and the point of beginning of the property being described; thence turn a deflection angle of 82 deg. 46' 23" right and run easterly along an existing fence line a distance of 317.00 feet to a point; thence turn 100 deg. 26' 27" right and run Southwesterly 398.46 feet to a point in the centerline of the South Fork of Yellowleaf Creek; thence turn 75 deg. 18' 31" right and run along centerline of said creek 186.89 feet to a point; thence turn 97 deg. 08' 12" right and run Northerly 898.01 feet to point of beginning, containing 5.13 acres.

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

AGREEMENT

STATE OF ALABAMA
SHELBY COUNTY

We, the undersigned, hereby certify that the West boundary of the following described parcel constitutes the West boundary of the undersigned owners, John S. Hartsfield, Phillip Hartsfield, James Hartsfield, Kathryn Hartsfield, Wylodene Hartsfield Davis and Betty Hartsfield Carter, and that said West boundary of the following described land constitutes the East boundary of Leroy B. Bentley:

PARCEL NO. 1 "A":

A part of the SE 1/4 of the NE 1/4 of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southeast corner of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama and run thence North 1 deg. 00' 20" East along the east line of said Section 22 a distance of 3,343.48 feet to point of beginning of the Parcel (1 "A") being described; thence continue along last described course a distance of 673.41 feet to a point on the North line of the SE 1/4 of NE 1/4 of said Section 22; thence run South 84 deg. 38' 12" West a distance of 23.94 feet to a point; thence run South 71 deg. 59' 12" West a distance of 32.04 feet to a point; thence run South 0 deg. 57' 01" West along an existing wire fence line accepted as a property line a distance of 656.87 to a point at an existing fence corner marked by a 1 steel bar; thence run South 85 deg. 18' 51" East a distance of 53.56 feet to the point of beginning, containing 0.82 of an acre.

BOOK 307 PAGE 223

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

90 AUG 27 PM 2:29

JUDGE OF PROBATE

John S. Hartsfield

Phillip Hartsfield

James Hartsfield

Kathryn Hartsfield

Wylodene Hartsfield Davis

Betty Hartsfield Carter

Leroy B. Bentley

STATE OF ALABAMA)
SHELBY COUNTY)

1. Paid	1.50
2. Paid	7.50
3. Paid	7.00
4. Paid	1.00
5. Paid	1.00
6. Paid	16.00
Total	34.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John S. Hartsfield, Phillip Hartsfield, James Hartsfield, Kathryn Hartsfield, Wylodene Hartsfield Davis, and Betty Hartsfield Carter, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30th day of April, 1990.

Notary Public

MY COMMISSION EXPIRES 12/31/92