

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) ☒ Jerry Lucas

(Address) 329 Business Circle
Suite D
Pelham 35124

This instrument was prepared by

Name) Mike T. Archison, Attorney

P.O. Box 822

Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

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 Fifty Thousand and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Mickey J. Hardy, Sr. and wife, Frances H. Hardy; and
Edith L. Haley, a single woman

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

Jerry Lucas

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

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN
BY REFERENCE.

Subject to taxes for 1999 and subsequent years, easements, restrictions,
rights of way, and permits of record.

Inst # 1999-08174


02/26/1999-08174
04:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DJS SMA 163.50

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 the said GRANTEE,
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 GRANTEE, 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
day of _____, 19__99

 (Seal)
Edith L. Haley

 (Seal)
by: Mickey J. Hardy, Sr., Attorney in Fact
under Power of Attorney recorded in (Seal)
Instrument #1999-08173, in the
Probate Office of Shelby County, Alabama.

 (Seal)
Mickey J. Hardy, Sr.

 (Seal)
Frances H. Hardy

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, _____, the undersigned authority _____, a Notary Public in and for said County, in said State,
hereby certify that Mickey J. Hardy, Sr. and wife, Frances H. Hardy
whose name is _____ 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 26 day of Feb. A. D., 1999.

SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGEMENTS.


Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Mickey J. Hardy, Sr., whose name as Attorney in Fact for Edith L. Haley, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26 day of Feb., 1999.

Carole J. Pray
Notary Public

My commission expires: 5-21-2001

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 3 West, described as follows:

Beginning at the SE corner of the NE 1/4 of the NW 1/4 of said Section 25 and go North 00 degrees 00 minutes 00 seconds West along the East boundary of said Section 25 and the West boundary of the Riverchase West Subdivision, Second Addition, Map Book 7, page 59, and the West boundary of the Highlands at Riverchase, Map Book 23, Page 8, for 562.55 feet; thence North 89 degrees 15 minutes 44 seconds West along the South boundary of The Highlands at Riverchase for 572.09 feet, measured (map 576.10 feet); thence continue North 89 degrees 15 minutes 44 seconds West for 186.51 feet; thence South 00 degrees 45 minutes 54 seconds East for 149.35 feet; thence South 89 degrees 28 minutes 48 seconds East for 417.40 feet; thence South 13 degrees 06 minutes 39 seconds West for 427.42 feet; thence South 07 degrees 15 minutes 00 seconds West for 43.91 feet to the North boundary of the Old Montgomery Highway; thence two courses (2) along said North boundary as follows: go South 82 degrees 45 minutes 15 seconds East for 221.13 feet to the beginning of a curve to the right, having a central angle of 21 degrees 20 minutes 40 seconds and a radius of 458.10 feet; thence Southeasterly along said curve for 170.66 feet; thence North 26 degrees 44 minutes 35 seconds East for 135.23 feet to the point of beginning.

According to survey of James A. Riggins, RLS #9428, dated November 9, 1998.

PARCEL II:

A parcel of land in the Northwest 1/4 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 25 and run in a Northerly direction along the East line of said 1/4 1/4 for a distance of 562.55 feet to an iron, said point being the Southeast corner of Lot 7, The Highlands at Riverchase, as recorded in Map Book 23, Page 8, in the Shelby County Probate Office; thence turn an angle to the left of 89 degrees 15 minutes 44 seconds and run in a Westerly direction along the South line of Lots 7, 6, 5, 4, and 2 for a distance of 421.75 feet to the Southeast corner of Lot 1A, a resurvey of Lots 1, 9, 10, and 12 thru 17 of The Highlands at Riverchase, as recorded in Map Book 23, Page 51, in the Shelby County Probate Office; thence continue along the last described course, and along the South line of said 1A for a distance of 154.35 feet to the Southwest corner of said Lot 1A; thence turn an angle to the right of 00 degrees 12 minutes 08 seconds and continue in a Westerly direction for a distance of 85.00 feet to an iron and the point of beginning of a parcel of land herein described; thence turn an angle to the right of 90 degrees and run in a Northerly direction for a distance of 19.77 feet to an iron on the Southeast right of way of Carl Raines Lake Road as shown on the Carl Raines Lake Road Dedication map as recorded in Map Book 20, Page 110, in the Shelby County Probate Office; thence turn an angle to the left of 110 degrees 27 minutes 40 seconds to the tangent of a curve, said curve having a radius of 313.34 feet, a central angle of 20 degrees 27 minutes 39 seconds and curving to the right in a Southwesterly to Westerly direction; thence run along the arc of said curve for a distance of 111.89 feet to the end of said curve; thence turn an angle to the left of 180 degrees to the tangent of said curve and run in an Easterly direction for a distance of 109.53 feet to the point of beginning.

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