

Send tax notice to:
Stephen and Carolyn Hayes
Charles and Jane Nesbitt
2288 Hwy 109
Wilsonville, Al. 35186

This Instrument Prepared By:
Leonard Wertheimer, III
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTORS OR GRANTEES, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Edith W. Hayes, a widow (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Stephen R. and Carolyn Hayes, husband and wife, and Charles and Jane Nesbitt, husband and wife, as tenants-in-common (hereinafter referred to as "Grantees"), an undivided one-eighth (1/8) interest each in the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1

W½ of NW¼ of SE¼ of Section 17.

LESS AND EXCEPT:

Commencing at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West, a distance of 115.34 feet to the centerline of structures of the Alabama Power Company transmission line; thence South 4 degrees 25 minutes 00 seconds East along said transmission line for a distance of 939.21 feet; thence North 87 degrees 02 minutes 55 seconds East, a distance of 330.34 feet for the POINT OF BEGINNING; thence continuing Easterly along said line, a distance of 240.77 feet; thence South 30 degrees 44 minutes 40 seconds West, a distance of 298.20 feet North right of way line of Shelby County Road No. 109; thence North 63 degrees 33 minutes 31 seconds West along said road right of way line for a distance of 152.01 feet; thence North 15 degrees 16 minutes 05 seconds East, a distance of 182.65 feet to the POINT OF BEGINNING; said described tract containing 1.00 acre, more or less.

1999-51757

1999-51757

11:19 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

16.06

115

PARCEL 2

E $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17.

LESS AND EXCEPT:

Commence at the Northwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 17, T-20-S, R-1-E; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 178.10 feet; thence run South 22 deg. 36 min. East a distance of 338.90 feet; thence run South 43 deg. 57 min. East a distance of 299.82 feet; thence run South 65 deg. 26 min. East a distance of 485.74 feet; thence run North 63 deg. 38 min. East a distance of 240.28 feet to a point on the North margin of a County road, known as Murdock Road, and the point of beginning; thence run North 3 deg. 29 min. East a distance of 210.00 feet; thence run South 84 deg. 31 min. East a distance of 210.00 feet; thence run South 3 deg. 29 min. West a distance of 210.00 feet; thence run North 84 deg. 31 min. West along the North margin of Murdock Road a distance of 210.00 feet and the point of beginning. Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 17, T-20-S, R-1-E, Huntsville Meridian, Shelby County, Alabama.

PARCEL 3

NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20.

PARCEL 4

SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17.

Grantor inherited property from Billy Wall who died in approximately January, 1992. His Last Will and Testament was probated in the Probate Court of Shelby County, Alabama.

This conveyance is made subject to the following:

- 1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.**
- 2. All easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any easements, deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.**

TO HAVE AND TO HOLD to said Grantees, their successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this
22nd day of December, 1999.

Edith W. Hayes
Edith W. Hayes

I, the undersigned authority, a Notary Public in and for the State of Alabama at
Large, hereby certify that Edith W. Hayes, a widow, whose name 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, she executed the same voluntarily on the day
the same bears date.

Given under my hand this the 22nd day of December,
1999.

Bonnie B. Shelton
Notary Public

Bonnie G. Shelton
Printed Name

[NOTARY SEAL]

My Commission Expires: 8-19-2000

Inst # 1999-51757

12/22/1999-51757
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 16.00