



Prepared by W. D. Latham, Clanton, Al. 35045

Grantee address:

Michael Hall
~~_____~~ P.O. Box 419
Montevallo, Ala 35115

WARRANTY DEED

The preparer of this document has not examined title to the property described herein and makes no certification as to title.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION of One Dollar and other considerations, to the undersigned grantors, Marvin E. Hall and wife, Mary E. Hall (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael Hall and wife, Anita K. Hall (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 30, Township 21 South, Range 2 West described as follows: Commence at the NE corner of Section 30 and go N 86 degrees 40 minutes 35 seconds W along the N boundary of said Section 49.47 feet to the point of beginning on the W boundary of Shelby County Road No. 87; thence continue N 86 degrees 40 minutes 35 seconds W for 661.25 feet (661.65 feet deed) to the E boundary of Interstate Highway No. 65; thence S 16 degrees 33 minutes 20 seconds E along said E boundary 265.39 feet (265.72 feet deed()); thence S 86 degrees 40 minutes 35 seconds E for 585.50 feet (584.53 feet deed) to the W boundary of Highway No. 87; thence N along said boundary 250.00 feet to the point of beginning, being situated in Shelby County, Alabama.

Subject to:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 145 at Page 373 in Probate Office of Shelby County, Alabama.

Right of way granted to Shelby County by instrument recorded in Deed Book 241 at Page 471 in Probate Office of Shelby County, Alabama.

Right of way granted to State of Alabama by instrument recorded in Deed Book 204 at Page 104 in Probate Office of Shelby County, Alabama.

Right of way easement as shown by condemnation proceedings, final decree of same being recorded in Probate Minutes 27 at Page 698, dated June 28, 1965.

\$70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Also:

Commence at the NW corner of Lot 26 of Walter's Cove, First Sector as recorded in Map Book 5 at Page 22 in the Probate Office, Columbiana, Alabama; thence proceed S 73 degrees 15 minutes W (MB) along the S boundary of Ray Drive for a distance of 640.00 feet to the point of beginning of the parcel of land herein conveyed; thence turn an angle of 90 degrees 00 minutes to the left and proceed S 16 degrees 45 minutes E (MB) for a distance of 210.0 feet, more or less, to point of intersection with the Alabama Power Company 397 feet, more or less, to point of intersection with the NW line (25 feet from and parallel to the center of a drainage ditch from St. Hwy. 145); thence Southwesterly along the said NW line of the drainage ditch easement for a distance of 282 feet,

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Mike Atchison (File)

more or less, to the point of intersection with the SE 100 feet right of way line of Alabama State Hwy. 145 (project F 412 (6)); thence Northeasterly along the said SE right of way line of Alabama Highway 145 for a distance of 285 feet, more or less, to the point of intersection with the S boundary of Ray Drive; thence proceed N 73 degrees 15 minutes E (MB) along the said S boundary of Ray Drive for a distance of 185.0 feet, more or less, to the point of beginning.

This parcel is lying in the NW 1/4 of Section 23, Township 21 South, Range 1 East and contains approximately 1/4 acres. This parcel is subject to the Alabama Power Company 104 election flood easement. This lot is to be used solely for a residence (non-commercial) and shall carry the same restrictions as Walter's Cove, First Sector as recorded in Book 248 at Page 750, except the name James L. Ray, Jr. or his heirs shall apply instead of Emmett Cloud or Cloud Realty. Rights to use of the Boat Launch facility located next to Lot 2 of Walter's Cove, First Sector go with ownership of this parcel of land.

Lot 2, in Block 5, according to Thomas' Addition to the Town of Aldrich, Map of which was recorded in the Office of the Probate Judge of Shelby county, Alabama on @/23/44 in Map Book 3 and containing .47 acre, more or less, and being also known as Dwelling House No. 33 of the former Montevallo Coal Mining Company at Aldrich, Alabama, subject to easement for light, power, and telephone lines and poles as shown on said Map and also for water pipes as now situated.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, as joint tenants with rights of survivorship.

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) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; 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 4 day of April, 2000.

x Marvin E. Hall x Mary E. Hall

STATE OF ALABAMA
CHILTON COUNTY

I, the undersigned, hereby certify that Marvin E. Hall and wife, Mary E. Hall, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of April, 2000.

Dellie Cole
NOTARY PUBLIC