

NAME: John M. Galese

ADDRESS: 2230 3rd Ave, No, Birmingham, Ala.

3396

WARRANTY DEED

Alabama Title Co., Inc.

State of Alabama

SHELBY COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of One hundred and no/100ths----- DOLLARS
and the assumption of the mortgage hereinafter described
to the undersigned grantor Peggy B. Hatcher

in hand paid by C. H. Hatcher

the receipt whereof is acknowledged I the said Peggy B. Hatcher

do grant, bargain, sell and convey unto the said C. H. Hatcher

the following described real estate, situated in SHELBY County, Alabama,

to-wit:

The description of the property hereby conveyed is set forth
in Exhibit "A" attached hereto and made a part hereof
as though fully set forth herein. Grantee assumes and
agrees to pay that certain mortgage recorded in Vol 323
at page 350 in the office of the Judge of Probate
of Shelby County, Alabama.

19750403000014580 1/3 \$.00
Shelby Cnty Judge of Probate, AL
04/03/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said C. H. Hatcher, his

heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant
with the said C. H. Hatcher, his

heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all
encumbrances;

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
C. H. Hatcher, his

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal
this day of June, 1972.

WITNESSES.

Peggy B. Hatcher (Seal.)
Peggy B. Hatcher
C. H. Hatcher (Seal.)
C. H. Hatcher, husband
(Seal.)

Return To:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.



19750403000014580 2/3 \$.00
Shelby Cnty Judge of Probate, AL
04/03/1975 12:00:00AM FILED/CERT

Judge of Probate

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Alabama

State of ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy B. Hatcher and husband C. H. Hatcher whose name s 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 day of June A.D., 19 72

George Hatcher
Notary Public.

State of
COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A.D., 19

Notary Public

State of
COUNTY

Separate (and General) Acknowledgment by Wife

I, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is known to me to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this day of , 19

Notary Public

BOOK 291 PAGE 447

LEGAL DESCRIPTION - EXHIBIT "A"

All of the NE $\frac{1}{4}$ of Section 3, Township 20, South, Range 1 West, that lies South of Grimes Settlement Road.

All of the W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 2, Township 20, South, Range 1 West, except a small part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section, lying Northwest of the Grimes Settlement Road.

Also all SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West, lying South of Grimes Settlement Road and also South of Quinn Cemetery Road.

EXCEPT: That portion of the foregoing property consisting of approximately 30 acres lying north-easterly of Highway #47; and except property north of Grimes Road.

AND EXCEPT: Approximately 11 acres of property more particularly described as follows: Commence at the NE corner of Section 3, T-20-S, R-1-W, thence run South along the East line of said section, a distance of 48.51 ft. to the South margin of a gravel road and the point of beginning. Thence turn an angle of 72 deg. 11 min. to the right and run along the South margin of said road, a distance of 461.93 ft., thence turn an angle of 89 deg. 05 min. to the left, and run a distance of 342.55 ft., thence turn an angle of 82 deg. 23 min. to the left and run a distance of 883.00 feet. to the West R.O.W. line of Hwy. 47. Thence turn an angle of 108 deg. 10 min. to the left and run along the West R.O.W. line of said road a distance of 600.31 ft. to the South margin of said gravel road. Thence turn an angle of 99 deg. 35 min. to the left and run along the South margin of said road a distance of 166.45 ft. Thence turn an angle of 9 deg. 28 min. to the left and run along the South margin of said road a distance of 131.55 ft., thence turn an angle of 28 deg. 42. min. to the right and run a distance of 32.92 ft. to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, and the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, T-20-S, R-1-W, and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, T-19-S, R-1-W. Shelby County, Alabama.

Subject to the following exceptions:

Taxes due in the year 1972, a lien but not yet payable
Easements to Alabama Power Co. in Volume 142, page 409
Volume 142, page 103, Volume 119, page 253, Volume 102, page 130, and Volume 102, page 128; Right of way and easement to Shelby County, Alabama, in Volume 135, page 116; Mineral and mining rights excepted in Volume 13, page 215, and Volume 13, page 312; and less and except any part of subject property now a part of a roadway.



19750403000014580 3/3 \$.00
Shelby Cnty Judge of Probate, AL
04/03/1975 12:00:00AM FILED/CERT

BOOK 291 PAGE 448

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 APR - 3 11:10:04
Jesse J. Judd