

This instrument is prepared by

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we, Leonard Hultquist, II and wife, Mary Frances Hultquist; and Harold R. Walker and wife, Frances J. Walker

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Green Valley Homes, Inc.

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

Part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 36; and part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 35; both in Township 20 South, Range 3 West, Shelby County, Alabama, said parts being more particularly described as follows:

Beginning at the northwest corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$, run thence east along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 5.64 feet; thence turn an angle to the right of 6 deg. 00 min. and run southeasterly for a distance of 196.91 feet; thence turn an angle to the left of 90 deg. and run northeasterly for a distance of 20.7 feet to a point on the north line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn an angle to the right of 84 deg. 00 min. and run easterly along said north line for a distance of 327.46 feet; thence turn an angle to the right of 106 deg. 48.5 min. and run southwesterly for a distance of 950 feet; thence turn an angle to the right of 90 deg. and run northwesterly for a distance of 356.45 feet; thence turn an angle to the right of 80 deg. 53.5 min. and run northeasterly for a distance of 426.60 feet; thence turn an angle to the right of 90 deg. 08 min. and run southeasterly for a distance of 37.29 feet to a point on the east line of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 35, Township 20, Range 3 West; thence turn an angle to the left of 99 deg. 12 min. and run northerly along said $\frac{1}{4}$ - $\frac{1}{4}$ section line for a distance of 388.75 feet to the point of beginning; containing 8.474 acres, more or less.

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 said grantee, his, her or 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 stated 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, 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 21st day of July, 1975.

Leonard Hultquist, II (SEAL)

Harold R. Walker (SEAL)

Mary Frances Hultquist (SEAL)

Frances J. Walker (SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Linda O. Moore a Notary Public in and for said County, in said State, hereby certify that Leonard Hultquist, II and wife, Mary Frances Hultquist; and Harold R. Walker and wife, Frances J. Walker

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 21st day of July, A.D. 1975.

Form ALA-30

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Shelby Cnty Judge of Probate, AL
08/04/1975 12:00:00AM FILED/CERT

Notary Public

