

This instrument was prepared by
(Name) WALLACE, ELLIS, HEAD & FOWLER 649

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19810820000090420 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/20/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One 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,

B. F. Hatchett and wife, Dorothy Hatchett

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

B. F. Hatchett, Jr., Margaret Ann Cheney, Thomas L. Hatchett and Betty Hatchett Weir
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

All my undivided one-third interest in and to the following described property:
The NE¼ of SW¼ of Section 36, Township 21 South, Range 1 East.

Also, a portion of land situated in NW¼ of SE¼ and SW¼ of SE¼ of Section 36, Township 21 South, Range 1 East, described as follows: Begin at the SE corner of the NE¼ of SW¼ of Section 36; thence South 70 deg. 30' East 660.0 feet; thence North 2 deg. 30' West 138.5 feet; thence South 77 deg. 40' West 245 feet; thence North 52 deg. 55' West 482.0 feet to the East line of the NE¼ of SW¼ of said Section 36; thence South 156.7 feet to point of beginning, and containing in all 41.12 acres, more or less.

Also, that portion of the S½ of SE¼ of Section 36, Township 21 South, Range 1 East described as follows: Commence at the SW corner of the SW¼ of SE¼ of said Section 36; thence North 2 deg. 30' West 1248 feet; thence South 70 deg. 30' East 660 feet; thence North 2 deg. 30' West 138.5 feet; thence North 87 deg. 30' East 1252.1 feet; thence South 61 deg. 30' East 335.3 feet; thence continuing South 61 deg. 30' East 332 feet to Coosa River; thence down Coosa River to the South line of S½ of SE¼ of said Section 36; thence South 88 deg. 45' West 2242 feet to point of beginning, containing 59.3 acres, more or less.

EXCEPTING FROM ABOVE LANDS the rights conveyed to Alabama Power Company as described in Deed Book 240, page 135; Deed Book 52, page 109; and Deed Book 48, page 581, all recorded in the Probate Office of Shelby County, Alabama.

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 GRANTEES, 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 GRANTEES, 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 20th day of August, 1981.

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

1981 AUG 20 PM 1:11

Deed tax - 100
Rec. 250
100
450

B. F. Hatchett

Dorothy Hatchett

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. F. Hatchett and wife, Dorothy Hatchett whose names 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 20th day of August, A. D., 1981

B. F. Hatchett
R. J. Hatchett

Dorothy Cannady