



This instrument was prepared by

(Name) Arthur Green, Jr., Attorney
1722 2nd Ave. North
(Address) Bessemer, Ala. 35020

Grantees' address:
✓ Rt. 1 Box 478B
Wilsonville, Ala. 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100 Dollars and the execution of a mortgage DOLLARS
in the amount of \$9,000.00 simultaneously herewith.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert K. Hardwick and wife, Cheryl A. Hardwick

(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Charlene Campbell and Jacqueline Simmons

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

A parcel of land lying in
the Northeast quarter of the Southeast quarter, Section 19, Township 20 South,
Range 2 East, Shelby County, Alabama, and more particularly described as follows:

BOOK 354 PAGE 734
Starting at the Northwest corner of the said Northeast quarter of the Southeast quarter, Section 19, Township 20 South, Range 2 East, run Southerly along the west boundary line of said Northeast quarter of the Southeast quarter a distance of 30.0 feet to an iron marker on the South right of way line of a private road, the point of beginning; thence continue Southerly along said west boundary line of said Northeast quarter of Southeast quarter a distance of 405.2 feet to an iron marker on said west boundary line of said Northeast quarter of the Southeast quarter; thence turn an angle of 90 degrees 00 minutes to the left and run easterly 1,290.0 feet to an iron marker on the west right of way line of Shelby County Highway #441 (also called Yellowleaf-Robinson Public Road); thence run northerly along said west right of way line of said Highway 441 a distance of 405.2 feet to an iron marker on the said South right of way line of said private road; thence run Westerly along said South right of way line of said private road, along a line that is 30.0 feet south of, and parallel to, the North boundary line of said Northeast quarter of the Southeast quarter, a distance of 1,290.0 feet to the point of beginning.

Mineral and mining rights excepted.

See reverse side for exceptions

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hand(s) and seal(s), this 12th
day of April, 19 84.

WITNESS:

(Seal)

(Seal)

(Seal)

Robert K. Hardwick (Seal)
Cheryl A. Hardwick (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert K. Hardwick and wife, Cheryl A. Hardwick 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 12th day of April A. D., 19 84

Arthur Green, Jr.
Notary Public.

Deed subject to the following exceptions:

1. Right of way to Shelby County, as recorded in Deed Book 256, Page 894.
2. Right of way and flood rights to Alabama Power Company, as recorded in Deed Book 241, Page 841.
3. Oil and gas lease, as recorded in Deed Book 329, Page 223.
4. Right of way and rights of Alabama Power Company as granted by final decree of Condemnation, Case #1-7-73, dated May 22, 1973, Circuit Court, and Case #18-78, Probate Court, Shelby County. Ala.
5. Seller agrees to pay one-half of ad valorem taxes on unimproved real estate which will become due on October 1, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED
1984 APR 13 AM 11:32
Thomas A. Harrison, Jr.
JUDGE OF PROBATE

Deed tax 3.00
Rec 3.00
Incl 1.00

7.00

Return to:

Misses Charlene Campbell and
Jacqueline Simmons
Rt. 1 Box 478-B
Wilsenville, Ala 35186
70

Robert K. Hardwick
to
Charlene Campbell & Jacqueline Simmons

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title & Insurance Company

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