

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

17,000.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) AND LOVE AND AFFECTION

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Ocie A. Hardy and wife, Lodell Hardy

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

✓ Frances C. Hardy

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

Begin at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, thence run Westerly along the South line of said quarter quarter a distance of 679.94' to a point, thence turn an angle of 91 degrees 47 minutes to the right and run Northerly a distance of 1,632.59' to a point on the South right of way line of Shelby County highway number 61, thence turn an angle of 142 degrees 40 minutes to the right and run Southeasterly along the said South right of way line of highway 61, a distance of 169.25' to the P.C. (Point of curvature) of a highway curve to the left having a central angle of 26 degrees 0 minutes and a radius of 1,583.0', thence turn an angle of 8 degrees 38 minutes 30 seconds to the left to chord and run Southeasterly a chord distance of 712.19' to a point on the East line of said quarter-quarter, thence turn an angle of 42 degrees 12 minutes 50 seconds right from chord and run Southerly along said East line of said quarter quarter a distance of 984.09' to the point of beginning less and except the following 1.0 acre tract as recorded in Deed Book 323 on Page 377 in the office of the Probate Judge of Shelby County, Alabama, described as follows:

Beginning at the intersection of the North line of the S.E.¼ of the S.W.¼ of Section 25, Township 20 South, Range 1 East, and the West right of way line of Highway 61, thence Southeasterly along said West (or South) right of way line a distance of 24.0' to a point, thence South 29 degrees West a distance of 277.0' to a point, thence North 37 degrees 30 minutes West a distance of 170.0' to a point at an 8" Elm Tree, thence run North 29 degrees East a distance of 277.0' to a point on the said West right of way line of Highway 61, thence Southeasterly a distance of 136.0' along same Western right of way to the point of beginning, containing 1.0 acre, more or less.

Parcel contains 17.74 acres.

TO HAVE AND TO HOLD to the said grantees, 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 22 day of May, 1984.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAY 23 PM 2:04

Judge of Probate

Ocie A. Hardy (Seal)

Lodell Hardy (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, hereby certify that Ocie A. Hardy and wife, Lodell Hardy, 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 22 day of May, A. D., 1984.

Box 55
Wilsonville, AL 35186

Public.