

(Name) Donald Real Estate

(Address) 4508 Gary Ave



WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-five Thousand Dollars and 00/100-----(\$25,000.00)

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

Robert L. Robinson

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

Forrest Hardy and wife, Ruby Jo Hardy,

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit: -

Exhibit A attached hereto and made a part hereof.

Except mineral and mining, oil and gas rights and all rights incidental thereto.

Subject to restrictions of Grantors, copy of which is hereby acknowledged by Grantees, also subject to roadway, power and water easements and all matters of public record.

This is a Statutory Warranty Deed.

This is not The Homestead of Grantor.

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 3rd day of September, 1984

(SEAL)

Robert L. Robinson

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson COUNTY }

General Acknowledgment

I, Ruthie Jean Bartlett
in said State, hereby certify that Robert L. Robinson

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, A.D. 1984

Alan Spitzer

Form Ala. 30

Ruthie Jean Bartlett



"EXHIBIT A"

Begin at the Southeast corner of Lot B, Sector B of The Homestead as recorded in Map Book 8, Page 167 in the Office of the Judge of Probate, Shelby County, Alabama; run thence in a Northwesternly direction along the Southwesterly line of said Lob B for a distance of 207.11 feet; thence turn an angle to the left of 20 degrees 03 minutes 05 seconds and run in a Westerly direction for a distance of 30 feet; thence turn an angle to the left of 60 degrees 43 minutes and run in a Southwesterly direction for a distance of 348.89 feet; thence turn an angle to the left of 53 degrees 07 minutes 46 seconds and run in a Southeasterly direction for a distance of 280.74 feet; thence turn an angle to the left of 119 degrees 56 minutes 31 seconds and run in a Northeasterly direction for a distance of 198.47 feet; thence turn an angle to the left of 7 degrees 00 minutes 30 seconds and run in a Northeasterly direction for a distance of 273.46 feet; thence turn an angle to the left of 10 degrees 25 minutes 6 seconds and run in a Northeasterly direction for a distance of 96.37 feet to the point of beginning.

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STATE OF ALABAMA BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 SEP -7 AM 10:21

Thomas H. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>25.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>31.00</u>