

This instrument was prepared by

(Name) T. L. Douglas, Inc. C. J. Richardson

(Address) 1106 Ford Ave. Birmingham, Al. 35217

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of... ONE DOLLAR (\$1.00) and other good and valuable consideration-----

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

Mary Frances Gardner Harris

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

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

A part of the NE 1/4 of the NE 1/4 of Section 33, Township 17 South, Range 1 East, and being more particularly described as follows:

Begin at the Northwest Corner of the NE 1/4 of the NE 1/4 of Section 33, Township 17 South, Range 1 East, thence run south along the West line thereof a distance of 686.82 feet; thence turn left 89°40'46" and run easterly a distance of 115.57 feet; thence turn left 90°04'39" and run northerly a distance of 210.09 feet; thence turn right 90°10'44" and run easterly a distance of 210.53 feet; thence turn left 45°23'06" and run northeasterly a distance of 108.97 feet to the diagonal line of the NE 1/2 and the SW 1/2 of said NE 1/4 of the NE 1/4; thence turn left 90°11'49" and run northwesterly along said diagonal a distance of 570.00 feet to the point of beginning.

Said property containing 3.06 acres, more or less.

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

1985 FEB 11 AM 10:08

Judge of Probate

Deed tax 200
Rec 200
Ad. 100
5.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (XX) do for myself (XXXXXX) and for my (XXX) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (XX XXX) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (XX) have a good right to sell and convey the same as aforesaid; that I (XX) will and my (XX) 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, I have hereunto set my hands(s) and seal(s), this 11th day of February, 1985.

Mary Frances Gardner Harris (Seal)
Mary Frances Gardner Harris

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary Frances Gardner Harris, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, A. D., 1985.

Rt. 1 Box - 1021
Leeds Ala.
35094

PEGGY J. LUTON
NOTARY PUBLIC
Notary Public