

251
HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

1,000.00

That in consideration of Ten and no/100-----Dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Mike W. Moore, a single man; Gerald Moore and wife, Judy Moore; and Gerdes V. Moore, a widow

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

✓ Evelyn Hyché

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

Shelby

County, Alabama, to-wit:

Commence at the Northwest corner of Section 28, Township 19 South, Range 1 East, thence run South along the West line of said Section 28, a distance of 2008.92 feet to an iron on the West right of way of a 30 foot drive-way easement, and the point of beginning; thence turn an angle of 41 deg. 49 min. 03 sec. to the right and run Southwesterly along said easement a distance of 136.80 feet to an iron. Thence turn an angle of 63 deg. 07 min. 43 sec. to the right and run Northwesterly leaving said easement a distance of 214.66 feet to an iron. Thence turn an angle of 63 deg. 07 min. 43 sec. to the left and run Southwesterly a distance of 210.0 feet to an iron on the north right of way of County Highway #442. thence turn an angle of 63 deg. 07 min. 43 sec. to the right and run Northwesterly along said highway a distance of 10.68 feet to an iron. Thence turn an angle of 113 deg. 19 min. 26 sec. to the right and run Northeasterly leaving said right of way a distance of 449.52 feet to an iron. Thence turn an angle of 93 deg. 32 min. 51 sec. to the right and run Southeasterly a distance of 228.83 feet to the point of beginning.

ALSO, there is an existing drive-way easement, described as: Commence at the Northwest corner of Section 28, Township 19 South, Range 1 East, thence run south along the West line of Section 28, a distance of 1579.55 feet; thence turn an angle of 48 deg. 10 min. 57 sec. to the left and run a distance of 286.29 feet to the point of beginning; thence turn an angle of 90 deg. 00 min. 00 sec. to the right and run a distance of 666.80 feet to the North right-of-way line of Shelby County Road No. 442; thence turn an angle of 114 deg. 20 min. 00 sec. to the left and run along said highway a distance of 18.0 feet; thence turn an angle of 65 deg. 40 min. 00 sec. to the left and run a distance of 210.0 feet; thence turn an angle of 65 deg. 40 min. 00 sec. to the right and run a distance of 14.92 feet; thence turn an angle of 65 deg. 40 min. 00 sec. to the left and run a distance of 443.24 feet; thence turn an angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 30.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 19 South, Range 1 East.

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
February 18th 1985

Mike W. Moore (SEAL) Gerald Moore (SEAL)
Gerdes V. Moore (SEAL) Judy Moore (SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike W. Moore, a single man; Gerald Moore and wife, Judy Moore; and Gerdes V. Moore, a widow, 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 18th day of February A.D. 1985

Shelby Forest Apt 3-B
Chelsea

35043

Notary Public