

rights exception.

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3812 OLD MONTGOMERY HIGHWAY
HOMWOOD, ALABAMA 35209

44
1363

Bobby S. Hardin
Route 3 Doi 996
B'ham, AL 35214
21,500.00

WARRANTY DEED-

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten dollars and other 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,

Charles E. Hardin and Dianne S. Hardin, his wife

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

Bobby S. Hardin

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

Begin at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 36, Township 18 South, Range 1 East of the Huntsville Principle Meridian, and run easterly along the north line of said quarter-quarter a distance of 334.00 feet; thence turn 89 degrees 33 minutes to the right and run southerly and parallel with the west line of said quarter-quarter a distance of 1307.21 feet to an iron pin set at a fence, said fence being the agreed upon property line between Mr. A. C. Bronaugh and Mr. Porter Goodwin thence turn 89 degrees 25 minutes to the right and run westerly along said fence a distance of 334.00 feet, more or less, to the west line of said quarter-quarter thence turn 90 degrees 35 minutes to the right and run northerly along the west line of said quarter-quarter distance of 1313.23 feet to the point of beginning.

BOOK 019 PAGE 604

CE & DS

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

1985 MAR -1 AM 10: 22

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE

Deed tax 21.50
2.50
1.00
25.00

Subject to taxes for 1985.

Subject to rights of way to Alabama Power Company of record.

BOOK 022 PAGE 141

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

And X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (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 28th day of February, 19 85.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
CORRECTIVE
1985 MAR 27 AM 10: 52

Rec 2.50
Ad 1.00
3.50 (Seal)

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE (Seal)

Charles E. Hardin (Seal)
Charles E. Hardin

Dianne S. Hardin (Seal)
Dianne S. Hardin

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Charles E. Hardin and wife, Dianne S. Hardin 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 28th day of February

Larry Halcomb

Larry L. Halcomb

My Commission Expires 1/28/86

