

SEND TAX NOTICE TO:

(Name) Lodell T. Hardy

(Address) P.O. Box 55  
Wilsonville, AL 35186

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100 (\$1.00) 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,

Ocie Hardy, a single man

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

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

Property being described on Exhibit "A" attached hereto and made part and  
parcel hereof as fully as if set out herein.

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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 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, I have hereunto set my hands(s) and seal(s), this 16<sup>th</sup>  
day of October, 19 85

(Seal)

(Seal)

(Seal)

Ocie Hardy  
Ocie Hardy

(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 Ocie Hardy, a single man  
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 he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of October, A. D., 19 85

Peggy J. Letts  
Notary Public.

**TRACT NO. 1**

A part of the N.E.¼ of the S.W.¼ of Section 25, T.S.20S, R1E, Shelby County, Alabama described as follows:

Commence at the Northwest corner of the said N.E.¼ of the S.W.¼ of Section 25, T.S.20S, R 1 E, Shelby County, Alabama and run thence Easterly along the North line of said quarter-quarter a distance of 660.0' to the point of beginning of the tract being described, Thence continue along last described course a distance of 51.58' to a point said point being the N.W. corner of the Phillips property, Thence turn an angle of 89°-55'-15" to the right and run Southerly a distance of 197.72' to a point on the Northerly right of way line of a future dedicated 60 foot wide street, Thence turn an angle of 45°-19'-00" to the right and run Southwesterly a distance of 470.40' to a point on the Easterly right of way line of Shelby County Highway Number 61, Thence turn an angle of 97°-10'-11" to the right and run Northwesterly along the said East right of way line of said Highway 61 a distance of 485.70' to a point on the South line of the Tucker property, Thence turn an angle of 127°-35'-34" to the right and run Easterly along the South line of said Tucker property a distance of 576.37' to a point, Thence turn an angle of 90°-04'-45" to the left and run Northerly a distance of 144.0' to the point of beginning, containing 3.17 acres and subject to all agreements, easements and / or restrictions of probated record. There is an existing brick house and related improvements on this Tract.

**TRACT NO. 2**

A part of the N.E.¼ of the S.W.¼ of Section 25, T.S.20S, R1E, Shelby County, Alabama described as follows:

Commence at the Northeast corner of the N.E.¼ of the S.W.¼ of Section 25, T.S.20S, R1E, Shelby County, Alabama and run thence Westerly along the North line of said quarter-quarter a distance of 620.43' to a point, Thence turn an angle of 90°-04'-45" right and run Southerly a distance of 282.10' to the point of beginning of the Tract being described, thence continue along last described course a distance of 77.89' to a point, Thence turn an angle of 89°-55'-15" to the left and run Easterly along the South line of the Burk property a distance of 290.50' to a point, Thence turn an angle of 89°-55'-15" to the right and run Southerly a distance of 170.08' to a point, Thence turn an angle of 31°-09'-07" to the right and run Southwesterly a distance of 308.18' to a point, Thence turn an angle of 14°-37'-38" to the right and continue Southwesterly a distance of 211.11' to a point on the East right of way line of Shelby County Highway Number 61, Thence turn an angle of 97°-06'-35" to the right and run Northwesterly along said right of way line a distance of 115.0' to a point, Thence turn an angle of 82°-40'-05" to the right and run Northeasterly a distance of 211.11' to a point, Thence turn an angle of 83°-06'-25" to the left and run Northwesterly a distance of 210.0' to a point, Thence turn an angle of 97°-19'-55" to the left and run Southwesterly a distance of 209.59' to a point on the same said East right of way line of Shelby County Highway 61, Thence turn an angle of 97°-22'-06" to the right and run Northwesterly along said right of way line of Highway 61 a distance of 134.83' to a point on the Southerly right of way line of a future proposed street, Thence turn an angle of 82°-49'-49" to the right and run Northeasterly along said future right of way line of said future street a distance of 418.60' to the point of beginning, containing 3.13 acres and subject to all agreements, easements and / or restrictions of probated record.

**TRACT NO. 3**

ALL OF THE S.W.¼ OF THE S.W.¼ OF SECTION 25, T.S.20S, R1E, SHELBY COUNTY, ALABAMA containing 42.7 acres and subject to all agreements, easements, restrictions and / or limitations of probated record.

**TRACT NO. 4**

A PART OF THE S.E.¼ OF THE S.W.¼ OF SECTION 25, T.S.20S, R1E, SHELBY COUNTY, ALABAMA described as follows:

BEGIN AT THE SOUTHWEST CORNER OF THE S.E.¼ OF THE S.W.¼ OF SECTION 25, T.S. 20S, R1E, SHELBY COUNTY, ALABAMA AND RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ¼-¼ A DISTANCE OF 665.08' TO A POINT, THENCE TURN AN ANGLE OF 88 DEGREES 13 MINUTES TO THE LEFT AND RUN NORTHERLY A DISTANCE OF 1,387.28' TO A POINT ON THE NORTH LINE OF SAID QUARTER-QUARTER, THENCE TURN AN ANGLE OF 92 DEGREES 06 MINUTES 52 SECONDS TO THE LEFT AND RUN WESTERLY ALONG THE SAID NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 737.45' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 52 MINUTES 42 SECONDS TO THE LEFT AND RUN SOUTHERLY A DISTANCE OF 1,382.84' TO THE POINT OF BEGINNING, CONTAINING 22.3 ACRES AND SUBJECT TO ALL AGREEMENTS OF PROBATED RECORD.

The Grantor conveys to the Grantee, her heirs, successors, and assigns a right of way and access easement 30 feet in width which is described as follows: Begin at the SW corner of the NE¼ of the SW¼ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Easterly along the South line of said ¼-¼ Section a distance of 378.66 ft. to the point of beginning of the described easement for access and right-of-way; thence turn an angle of 87 degrees 10 minutes 0 seconds to the left and run Northerly a distance of 720.49 ft. to a point on the Westerly right-of-way line of Shelby County Highway 61; thence turn an angle to the right and run in a Southeasterly direction along the Westerly right of way line a distance of 40.68 ft.; thence turn an angle to the right and run in a Southerly direction parallel with the West line of said ¼-¼ Section a distance of 670 ft. more or less to a point on the South line of said ¼-¼ Section; thence turn an angle to the right and run in a Westerly direction along the South line of said ¼-¼ Section a distance of 30 ft. to the point of beginning of the said described easement and right-of-way for access.

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

1985 OCT 17 PM 2:57

*Thomas A. Shumaker, Jr.*  
JUDGE OF PROBATE

*Deed by* .50  
*Ac.* 5.00  
*Int.* 1.00  
6.50

SIGNED FOR IDENTIFICATION:

*Ocie Hardy*  
Ocie Hardy