

This instrument was prepared by  
(Name) Anthony Piazza  
(Address) Birmingham, Alabama

478

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company



**WARRANTY DEED**

STATE OF ALABAMA }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Thousand and no/100 - - - - - Dollars

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 wife, Dianne S. Hardin

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

Charles Randal Pate and Felicia Suzanne Fowler Pate and David F. Fowler, Jr.

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

Shelby County, Alabama, to-wit:

See Attached Exhibit A

BOOK 063 PAGE 478

Subject to all restrictions, rights of way and easements of record.

\$ 35,000.00 of the purchase price was paid by a mortgage filed simultaneously herewith.

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 5th  
day of March, 19 86.

(SEAL) Charles E. Hardin (SEAL)  
Charles E. Hardin  
(SEAL) Dianne S. Hardin (SEAL)  
Dianne S. Hardin  
(SEAL) (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 Charles E. Hardin and wife, Dianne S. Hardin

whose name(s) 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 5th day of March

My Commission Expires November 12, 1989

Thomas R. [Signature]  
Notary Public

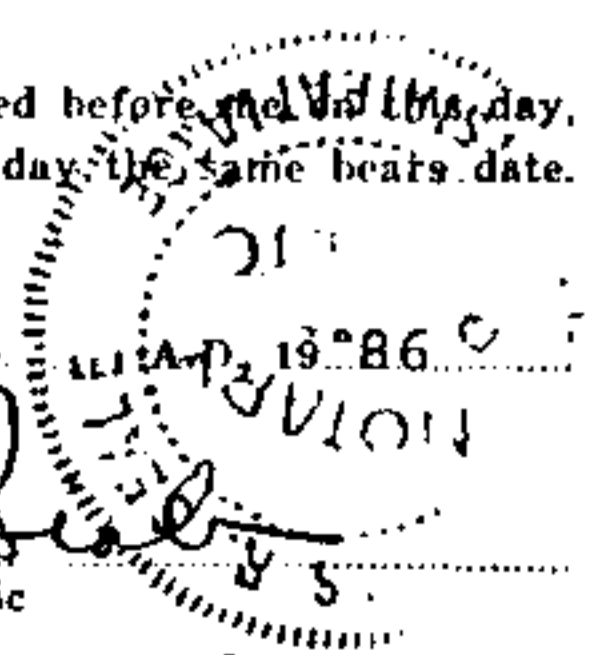


Exhibit A

Parcel 1

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 1/4 Section; thence run North along the East line of said 1/4 1/4 Section a distance of 23.75 feet to a point in the center line of a dirt road; thence turn left 90 deg. 00 min. and run along the center line of said road a distance of 249.65 feet; thence turn right 21 deg. 30 min. and continue along center line a distance of 115.10 feet to the point of beginning; thence turn left 08 deg. 10 min. and continue along center line a distance of 141.77 feet; thence turn right 90 deg. 00 min a distance of 210 feet; thence turn right 90 deg. 00 min. a distance of 210 feet; thence turn right 90 deg. 00 min. a distance of 68.23 feet to the point of beginning. Also, a 30 foot right of way from the above described parcel to the Public Road, more particularly described as follows: Commence at the Southwest corner of said parcel; thence run East along the Southerly property line of said parcel a distance of 141 feet; thence right 8 deg. 10 min. a distance of 115 feet; thence left 21 deg. 30 min. a distance of 1029 feet; thence left 65 deg. 30 min. a distance of 151 feet; thence right 10 deg. 00 min. a distance of 131 feet; thence right 09 deg. 00 min. a distance of 310 feet; thence right 19 deg. 20 min. a distance of 130 feet; thence right 11 deg. 50 min. a distance of 95 feet; thence left 39 deg. 50 min. a distance of 161 feet thence right 17 deg. 00 min. a distance of 332 feet; thence right 26 deg. 30 min. a distance of 510 feet to the Westerly right of way of Shelby County Highway No. 55; being situated in Shelby County, Alabama.

Parcel 2

A parcel or tract of land situated in the NW 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, being more particularly described as follows: Commence at the NE corner of said 1/4 as point of beginning; thence run West along the North line of said 1/4 a distance of 1,320.63 feet to the NW corner of said 1/4 1/4; thence turn 90 deg. 28 min. left and run South along the West line of said 1/4 1/4 a distance of 873.41 feet; thence turn 79 deg. 20 min. left and run 64.20 feet; thence turn 18 deg. 18 min. right and run 67.85 feet; thence turn 11 deg. 09 min. right and run 97.55 feet; thence turn 12 deg. 30 min. left and run 111.18 feet; thence turn 9 deg. 36 min. right and run 185.24 feet; thence turn 41 deg. 52 min. left and run 67.24 feet; thence turn 16 deg. 10 min. right and run 113.80 feet; thence turn 7 deg. 33 min. right and run 218.25 feet; thence turn 3 deg. 47 min. left and run 188.67 feet; thence turn 7 deg. 06 min. right and run 86.79 feet; thence turn 21 deg. 36 min. left and run 225.47 feet to the East line of said 1/4 1/4; thence turn left and run North along said East line 1311 feet to the Northeast corner and the point of beginning; being situated in Shelby County, Alabama.

Parcel 3

A parcel of land in the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 18 South, Range 1 East, and being more particularly described as follows: Beginning at the NE corner of the NE 1/4 of SE 1/4 of Section 35, Township 18 South, Range 1 East; thence proceed along the 1/4 Section line in a Westerly direction 625 feet to an iron; thence turn a deflection angle of 90 deg. 00 min. to the left and proceed in a Southerly direction 280 feet to an iron; thence turn a deflection angle of 90 deg. 00 min. to the left and proceed in an Easterly direction 625.00 feet to an iron; thence turn a deflection angle of 88 deg. 42 min. to the left and proceed in a Northerly direction 280.25 feet to an iron which is the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT

1986 MAR 10 AM 11:15

JUDGE

1. Deed Tax	\$ 500
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	200
TOTAL	1200

BOOK 063 PAGE 479