

9382  
SEND TAX NOTICE TO:

(Name) Phillip Hartsfield  
Route 1, Box 84  
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Phillip Hartsfield

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar & 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, John S. Hartsfield, Phillip Hartsfield, Wylodene Hartsfield Davis, Kathryn Hartsfield, and Betty Hartsfield Carter, and James Hartsfield, being the next of kin and sole surviving heirs at law of A.J. and Audra Hartsfield, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto deceased

Phillip Hartsfield

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

THE PROPERTY DESCRIBED AND SHOWN ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS FULLY AS IF SET OUT HEREIN.

BOOK 308 PAGE 65  
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, we have hereunto set our hands(s) and seal(s), this 10<sup>th</sup> day of May, 1990.

John S. Hartsfield (Seal)  
Phillip Hartsfield (Seal)  
Wylodene Hartsfield Davis (Seal)

Kathryn Hartsfield (Seal)  
Betty Hartsfield Carter (Seal)  
James B. Hartsfield (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 John S. Hartsfield, Phillip Hartsfield, Wylodene Hartsfield Davis, Kathryn Hartsfield, Betty Hartsfield Carter, and James Hartsfield, 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 10<sup>th</sup> day of May, A. D., 1990.

Robert A. Carter

Exhibit "A"

(Parcels of Phillip Hartsfield)

Parcel No. 4: (old survey)

A part of the NW 1/4 of NW 1/4 and the SW 1/4 of NW 1/4, of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:  
Commence at the SW corner of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama and run thence North 1 deg. 00' 20" East along the West line of said Section 23 a distance of 3,343.48 feet to a point; thence run South 85 deg. 18' 51" East a distance of 42.06 feet to a point; thence run South 87 deg. 51' 54" East a distance of 98.85 feet to a point; thence run North 88 deg. 32' 10" East a distance of 478.55 feet to the point of beginning of the property being described, said point of beginning being along an existing fence line; thence continue along said fence line South 88 deg. 22' 50" East a distance of 62.46 feet to a point; thence run South 78 deg. 15' 36" East along said fence line a distance of 172.71 feet to a point; thence run North 8 deg. 28' 22" East a distance of 995.00 feet to a point in the centerline of South Fork Creek; thence run South 78 deg. 51' 11" West along said centerline of said Creek a distance of 162.38 feet to a point; thence run North 73 deg. 56' 29" West along said centerline of said Creek a distance of 79.35 feet to a point; thence run North 87 deg. 59' 07" West along same said centerline of said creek a distance of 41.89 feet to a point; thence run South 6 deg. 07' 11" West a distance of 944.64 feet to the point of beginning, containing 5.56 acres. Situated in the NW 1/4 of NW 1/4 of Section 23, Township 20 South, Range 1 West.

Parcel 4A (new survey)

Commence at the NW corner of the NW 1/4 of NW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, and run thence N 5 deg. 20' 27" E a distance of 28.41 feet to a point; thence turn a deflection angle of 82 deg. 46' 23" right and run Easterly along an existing fence line a distance of 951.00 feet to the point of beginning of the property being described; thence continue along last described course 317.00 feet to a point; thence turn 105 deg. 47' 56" right and run 1,128.20 feet to a point in the centerline of the South Fork of Yellowleaf Creek; thence turn 62 deg. 55' 07" right and run along centerline of creek 162.38 feet to a point; thence turn 27 deg. 12' 20" right and continue along centerline of said creek 79.35 feet to a point; thence turn 14 deg. 02' 38" left and continue along centerline of said creek 41.89 feet to a point; thence turn 101 deg. 51' 43" right and run 1,126.45 feet to the point of beginning, containing 7.48 acres.

According to surveys of Joseph E. Conn, Jr., Ala. Reg. No. 9049.

Subject to 30 foot right of way easement over and across Parcel No. 4 for ingress and egress to and from Highway 47.

Subject to 10 foot easement over and along the North side of said Creek for ingress and egress to and from Highway 47.

1. Deed Fee	3.50
2. L. & C. Fee	5.00
3. L. & C. Fee	7.00
4. L. & C. Fee	1.00
5. L. & C. Fee	1.00
6. Certified Fee	1.00
Total	13.50

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

90 AUG 31 PH 2:57

*Thomas A. [Signature]*  
JUDGE OF PROBATE