

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Michael Joiner, Joiner and Kramer \$00.00

(Address) P.O. Box 1012, Alabaster, Alabama 35007

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

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Mary S. Hamby, a married woman

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

~~XXXXXXX~~ Larry A. Britt

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

Legal description attached hereto and incorporated herein by reference.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights-of-way, and limitations, if any, of record.

Subject to materials option for clay, gravel and sand as set forth in Deed Book 194, Page 285 recorded in the Probate Office of Shelby County, Alabama.

Subject to any part lying within the roadway.

The above described property does not constitute the homestead of Grantor or her spouse.

Subject to Flood rights to Alabama Power Company as set forth in Deed Book 263, Page 208 recorded in the Probate Office of Shelby County, Alabama.

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
day of August, 19 90

(Seal)

Mary S. Hamby (Seal)
Mary S. Hamby

(Seal)

(Seal)

(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 Mary S. Hamby, a married woman whose name is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of August, A. D., 19 90
MY COMMISSION EXPIRES 21 day of August, A. D., 19 90

Exhibit A

An easement along and with the meandering of an existing unimproved road, said easement being 30 feet in width, for the purpose of an access road and utilities to the above described property the centerline of said 30 foot easement being more particularly described as follows: From the Northwest corner of the South 1/2 of the Southwest 1/4 of Section 13, Township 20 South, Range 2 East proceed East along the North boundary of said S1/2-SW1/4 for a distance of 330.32 feet to the point of beginning of herein described easement, said point being on the North boundary of said S1/2-SW1/4 and being in the center of said 30 foot easement; thence turn an angle of 112 degrees, 50 minutes, 30 seconds left and proceed Northerly along said centerline for a distance of 37.43 feet; thence continue along said centerline the following courses; turn 09 degrees, 08 minutes, 20 seconds right and run 275.50 feet; turn 05 degrees, 40 minutes right and run 87.41 feet; turn 13 degrees, 30 minutes, 30 seconds right and run 195.7 feet; turn 10 degrees, 00 minutes, 40 seconds right and run 176.19 feet; turn 01 degrees, 48 minutes, 30 seconds right and run 163.26 feet; turn 23 degrees, 50 minutes right and run 79.81 feet; turn 33 degrees, 58 minutes, 20 seconds right and run 95.02 feet; turn 13 degrees, 26 minutes right and run 111.56 feet; turn 07 degrees, 08 minutes, 10 seconds left and run 63.10 feet; turn 14 degrees, 11 minutes, 30 seconds left and run 67.22 feet; turn 13 degrees, 16 minutes, 50 seconds left and run 94.15 feet; turn 13 degrees, 47 minutes, 30 seconds left and run 96.35 feet; turn 03 degrees, 09 minutes, 50 seconds right and run 75.97 feet; turn 23 degrees, 40 minutes, 30 seconds left and continuing along the centerline of said easement for a distance of 67.23 feet to a point in the center of Chancellor Ferry Road and being the point of termination of herein described easement. Said easement is located in the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama,

1. Paid Tax	50
2. L.M.T.	5.00
3. L.M.T.	3.00
4. L.M.T.	1.00
5. L.M.T.	
6. Certified	9.50
Total	9.50

Signed for identification

Mary S. Hamby
Mary S. Hamby

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 SEP -4 PM 4:01

Thomas H. Hamby, Jr.
JUDGE OF PROBATE

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