

This instrument was prepared by

687

**HARRISON, CONWILL, HARRISON & JUSTICE**  
P. O. Box 557  
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One 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,  
**Reba Gardner, a widow**

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

**Michael Dale Gardner**

(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" FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY.

GRANTEE'S ADDRESS:  
P.O. Box 127  
Westover, Alabama 35185

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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 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 \_\_\_\_\_ day of August, 1990.

\_\_\_\_\_  
(SEAL) Reba Gardner (SEAL)  
Reba Gardner  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

STATE OF Alabama  
Shelby COUNTY

General Acknowledgment  
a Notary Public in and for said County,

I, the undersigned  
in said State, hereby certify that **Reba Gardner, a widow**

Whose name(s) 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 27<sup>th</sup> day of August, A.D. 1990  
W. E. N. J. Karen Marie McDaniel (Notary Public)

PARCEL 1

A part of the NW 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commencing at the SW corner of the NW 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 1 East, run S 1°15'43" E along the West line of the SW 1/4 of the NW 1/4 of said Section 27 a distance of 83.4 feet; thence run S 78°50'43" E for 581.54 feet to the corner post of a wire fence and the point of beginning; thence run along and with a wire fence N 39°58'11" E for 246.10 feet, more or less, to a rock corner; thence run along and with said wire fence N 89°30' E for 162 feet; thence run due North for 299.59 feet; thence run S 89°46'58" W for 320.09 feet, thence run due South for 488.39 feet, more or less, to the point of beginning; containing 2.547 acres and being subject to all easements and restrictions of record.

ALSO, an easement for ingress and egress described as follows: Commencing at the SW corner of the NW 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 1 East, run S 1°15'43" E along the West line of the SW 1/4 of the NW 1/4 of said Section 27 a distance of 83.4 feet; thence run S 78°50'43" E for 581.54 feet to the corner post of a wire fence; thence run along and with a wire fence N 39°58'11" E for 246.1 feet, more or less, to a rock corner; thence run along and with said wire fence N 89°30' E for 313.4 feet; thence continue along and with said fence N 88°38'56" E for 73.81 feet to the point of beginning; thence run N 2°21'28" W for 267.58 feet; thence run S 89°46'58" W for 213 feet, more or less, to the East line of the above described land; thence run due North for 30.0 feet, more or less, to the NE corner of the above described land; thence run N 89°46'58" E for 242.94 feet; thence run S 2°21'28" E for 297.58 feet, more or less, to the old wire fence line; thence run N 89° W for 11.4 feet; thence run S 88°38'56" E for 18.6 feet to the point of beginning.

ALSO, an easement for ingress and egress lying 15 feet on both sides of the following described line: Commencing at the SW Corner of the NW 1/4 of the NW 1/4 of Section 27, Township 19 South, Range 1 East, run S 1°15'43" E along the West line of the SW 1/4 of the NW 1/4 of said Section 27, a distance of 83.4 feet; thence run S 78°50'43" E for 581.54 feet to the corner post of a wire fence; thence run along and with a wire fence N 39°58'11" E for 246.1 feet, more or less, to a rock corner; thence run along and with said wire fence N 89°30' E for 313.4 feet; thence continue along and with said fence N 88°38'56" E for 73.81 feet; thence continue along said fence S 87° E for 15 feet to the beginning point of the centerline of said easement; thence run S 21°28'21" E for 273.75 feet to the Northerly ROW line of U.S. Highway 280 and the ending point of the centerline of said easement.

REBA GARDNER is the surviving GRANTEE shown on deeds recorded in Deed Book 335, page 858, and Real Book 039, page 128, in the Probate Office of Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
90 NOV -8 PM 3:45

JUDGE OF PROBATE

1. Deed Tax	50
2. Mtg. Tax	
3. Recording Fee	3.00
4. Indemnity Fee	3.00
5. Notary Fee	
6. Certified Fee	7.00
<b>Total</b>	<b>7.50</b>