

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

15,300

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100-----Dollars
and 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,

James Monroe Gardner and wife, Beverly Jean Gardner

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

Tracy Jean Pardue

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

Shelby

County, Alabama, to-wit:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 East and run thence Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 86.44 feet to the point of beginning of the property being described; thence run South 66 deg. 11 min. 59 sec. West a distance of 58.95 feet to a point; thence run along an existing fence South 89 deg. 31 min. 26 sec. East a distance of 486.60 feet to a point; thence run South 88 deg. 10 min. 07 sec. East along said fence a distance of 89.87 feet to a point; thence run South 89 deg. 51 min. 52 sec. East along said fence a distance of 96.32 feet to a point; thence run South 85 deg. 53 min. 45 sec. East along said fence a distance of 121.44 feet to a point on the Westerly edge of a creek or branch; thence run North 25 deg. 51 min. 12 sec. East along said edge of said branch or creek a distance of 47.28 feet to a point; thence run along the North edge of same said creek or branch South 67 deg. 42 min. 57 sec. East a distance of 73.54 feet to a point; thence run North 36 deg. 23 min. 48 sec. East along the West edge of said creek or branch a distance of 25.21 feet to a point; thence run North 15 deg. 15 min. 46 sec. East on the West edge of said branch or creek a distance of 121.28 feet to a point; thence run North 40 deg. 59 min. 11 sec. West along the West edge of said creek or branch a distance of 90.49 feet to a point; thence run North 14 deg. 33 min. 51 sec. West along said West edge of said branch or creek a distance of 45.14 feet to a point; thence run North 67 deg. 08 min. 18 sec. West along said edge of said branch or creek a distance of 157.19 feet to a point; thence run South 66 deg. 11 min. 59 sec. West a distance of 721.31 feet to the point of beginning. Containing 3.77 acres.

Property is subject to any and all agreements, easements, right-of-ways, restrictions and/or limitations of probated record or applicable law.

04/18/1994-12579

CONTINUED ON REVERSE SIDE

12:39 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

The undersigned James Monroe Gardner is one and the same as James M. Gardner.

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 3rd

day of March, 19 94.

(SEAL) James Monroe Gardner (SEAL)

(SEAL) Beverly Jean Gardner (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority,

in said State, hereby certify that James Monroe Gardner and wife, Beverly Jean Gardner

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 3rd day of March A.D. 19 94.

MY COMMISSION EXPIRES FEB. 11, 1996

Notary Public

61521-4661 Inst # 1994-12579

STONE, PATTON, ALPHECE & FREEMAN
ATTORNEYS AT LAW
COLUMBIANA, ALABAMA 35051

There is a proposed 30 foot wide easement for access to just described property the centerline of which is described as follows:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 East and run thence Westerly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 86.44 feet to a point; thence run North 66 deg. 11 min. 59 sec. East along the Northerly line of just described property a distance of 598.47 feet to the point of beginning, on the centerline of easement being described; thence run North 50 deg. 23 min. 43 sec. West a distance of 495.73 feet to a point; thence run South 89 deg. 24 min. 35 sec. West a distance of 745.17 feet to a point; thence run North 1 deg. 46 min. 11 sec. West a distance of 380.04 feet to a point marking the intersection of said centerline of said easement with the South right-of-way line of U. S. Highway No. 280 and the end of easement.

Inst # 1994-12579

04/18/1994-12579
12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 26.50

STONE, PATTON, KIRCH & FREEMAN

ATTORNEYS AT LAW

MOBILE, ALABAMA 36621

WARRANTY DEED

Recording Fee \$
Deed Tax \$

This Deed furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051