

Send Tax Notice to:
Richard N. Moore
595 Highway 333
Columbiana, Al. 35051

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Exchange of Deeds and ONE DOLLAR (\$1.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Phillip S. Hartsfield, an unmarried man, (herein referred to as grantor) do grant, bargain, sell and convey unto Richard N. Moore, (herein referred to as GRANTEE), all of my right, title and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the SW corner of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West; thence run North along the West line of said 1/4 1/4, 420 feet; thence an azimuth of 88 deg. 41' Easterly 270.9 feet to the Easterly side of Shelby County Road #333, said point being the point of beginning; thence continue along the same course 149.0 feet; thence an az of 180 deg. 43' Southerly 241.52 feet to the Northerly side of said road; thence Westerly and then North Easterly along the R.O.W. of said Road #333 approximately 400 feet more or less to the point of beginning, said property contains 0.75 acres, more or less. According to survey dated November 11, 1989 of E. Franklin Parker, Sr., Al. Reg. #9983.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West; thence run North along the West line of said 1/4 1/4, 420 feet; thence an azimuth of 88 deg. 41' Easterly 270.9 feet to the Easterly side of Shelby County Road #333, said point being the point of beginning; thence continue along the same course 149.0 feet; thence an az of 180 deg. 43' and run Southerly a distance of 63 feet to a point; thence run Westerly and parallel with the North line of the property herein described to a point on the Easterly right of way line of said Shelby County Road #333; thence run North-Northeasterly along the right of way, to the point of beginning. Based upon survey dated November 11, 1989, of E. Franklin Parker, Sr., Ala. Reg. No. 9983.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13 day of May, 1995.


Phillip S. Hartsfield

05/19/1995-13270
04:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1995-13270

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip S. Hartsfield, whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of May, 1995.

Lance Prosser
Notary Public

Inst # 1995-13270
Inst # 1995-13270

05/19/1995-13270
04:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50