

This instrument was prepared by

Grantee's address:

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

Frances Hardy
P.O. Box 55
Wilsonville, AL 35186

#500

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars and other good and valuable consideration Dollars

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

William A. Hardy, married

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

Frances Hardy

(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

Grantor and Grantee are the only children and sole surviving heirs at law of Lodell T. Hardy, who died intestate on November 11, 1993.

Inst # 1995-13892

05/26/1995-13892
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SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50

The above-described property is not the homestead of Grantor.

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 May, 19 95

(SEAL)

William A. Hardy
William A. Hardy

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that William A. Hardy, married

a Notary Public in and for said County.

Whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.
he/she/they

Given under my hand and official seal this 12th day of May, A.D. 19 95

MY COMMISSION EXPIRES JULY 12, 1997

Jessie L. Shelton
Notary Public

Exhibit A

TRACT NO. 3

ALL OF THE S.W.¼ OF THE S.W.¼ OF SECTION 25, T.S. 20S, R1E, SHELBY COUNTY, ALABAMA containing 42.7 acres and subject to all agreements, easements, restrictions and / or limitations of probated record.

TRACT NO. 4

A PART OF THE S.E.¼ OF THE S.W.¼ OF SECTION 25, T.S. 20S, R1E, SHELBY COUNTY, ALABAMA described as follows:

BEGIN AT THE SOUTHWEST CORNER OF THE S.E.¼ OF THE S.W.¼ OF SECTION 25, T.S. 20S, R1E, SHELBY COUNTY, ALABAMA AND RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ¼-¼ A DISTANCE OF 665.08' TO A POINT, THENCE TURN AN ANGLE OF 88 DEGREES 13 MINUTES TO THE LEFT AND RUN NORTHERLY A DISTANCE OF 1,387.28' TO A POINT ON THE NORTH LINE OF SAID QUARTER-QUARTER, THENCE TURN AN ANGLE OF 92 DEGREES 06 MINUTES 52 SECONDS TO THE LEFT AND RUN WESTERLY ALONG THE SAID NORTH LINE OF SAID QUARTER-QUARTER A DISTANCE OF 737.45' TO A POINT, THENCE TURN AN ANGLE OF 90 DEGREES 52 MINUTES 42 SECONDS TO THE LEFT AND RUN SOUTHERLY A DISTANCE OF 1,382.84' TO THE POINT OF BEGINNING, CONTAINING 22.3 ACRES AND SUBJECT TO ALL AGREEMENTS OF PROBATED RECORD.

The Grantor conveys to the Grantee, her heirs, successors, and assigns a right of way and access easement 30 feet in width which is described as follows: Begin at the SW corner of the NE¼ of the SW¼ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Easterly along the South line of said ¼-¼ Section a distance of 378.66 ft. to the point of beginning of the described easement for access and right-of-way; thence turn an angle of 87 degrees 10 minutes 0 seconds to the left and run Northerly a distance of 720.49 ft. to a point on the Westerly right-of-way line of Shelby County Highway 61; thence turn an angle to the right and run in a Southeasterly direction along the Westerly right of way line a distance of 40.68 ft.; thence turn an angle to the right and run in a Southerly direction parallel with the West line of said ¼-¼ Section a distance of 670 ft. more or less to a point on the South line of said ¼-¼ Section; thence turn an angle to the right and run in a Westerly direction along the South line of said ¼-¼ Section a distance of 30 ft. to the point of beginning of the said described easement and right-of-way for access.

Signed for identification:


William A. Hardy

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