

This instrument was prepared by

GRANTEE'S ADDRESS:
11929 Hwy 61 No.
Wilsonville, Al 35186

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Frances Hardy, an unmarried woman

herein referred to as grantors) do grant, bargain, sell and convey unto

Johnny L. Padgett and Sherry M. Padgett

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

Property being described on Exhibit "A" attached hereto and made part and parcel hereof and incorporated by reference as fully as if set out herein, which said exhibit is signed for the purpose of identification.

\$42,250.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

Inst # 1995-17889

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SHELBY COUNTY JUDGE OF PROBATE
DOR MCD 30.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 7th day of July, 19 95 :

WITNESS:

(Seal)

(Seal)

(Seal)

Frances Hardy

Frances Hardy

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Frances Hardy, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July A. D., 19 95

William R. Justice

Notary Public.

Form 31-A

FIRST NATIONAL BANK OF COLUMBIANA
POST OFFICE BOX 977
COLUMBIANA, ALABAMA 35051

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EXHIBIT "A"

PARCEL I:

All of the SW 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama.

PARCEL II:

A part of the SE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama described as follows: Begin at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Easterly along the South line of said 1/4 - 1/4 a distance of 665.08 feet to a point; thence turn an angle of 88 deg. 13 min. to the left and run Northerly a distance of 1,387.28 feet to a point on the North line of said 1/4 - 1/4; thence turn an angle of 92 deg. 06 min. 52 sec. to the left and run Westerly along the said North line of said 1/4 - 1/4 a distance of 737.45 feet to a point, thence turn an angle of 90 deg. 52 min. 42 sec. to the left and run Southerly a distance of 1,382.84 feet to the point of beginning.

PARCEL III:

A right-of-way and access easement 30 feet in width which is described as follows: Begin at the SW corner of the NE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Easterly along the South line of said 1/4 - 1/4 Section a distance of 378.66 feet to the point of beginning of the described easement for access and right-of-way; thence turn an angle of 87 deg. 10 min. 0 sec. to the left and run Northerly a distance of 720.49 feet 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 feet; thence turn an angle to the right and run in a Southerly direction parallel with the West line of said 1/4 - 1/4 Section a distance of 670 feet, more or less, to a point on the South line of said 1/4 - 1/4 Section; thence turn an angle to the right and run in a Westerly direction along the South line of said 1/4 - 1/4 Section a distance of 30 feet to the point of beginning of the said described easement and right-of-way for access.

All being described in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

BY:

Frances Hardy
Frances Hardy

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