

DEED PREPARED WITHOUT EVIDENCE OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name)

RICHARD R. HARRISON

(Address)

2129 Hwy 17

Montevallo AL 35115

*****MINIMUM VALUE: \$1,000.00*****

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100-----(\$1.00)----- 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, Richard R. Harrison, an unmarried man also known as Richard Ryan Harrison or R. R. Harrison

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

Nathan D. Fochtman

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

Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

Inst # 1995-18635

07/14/1995-18635

12:47 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MEL

12.00

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 24th day of JUNE, 19 95

(Seal)

Richard R. Harrison

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that Richard R. Harrison

a Notary Public in and for said County,

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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of JUNE, 19 95

5-17-99

My Commission Expires:

Michael J. Simpson
Notary Public

EXHIBIT "A"

Commence at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 22 South, Range 3 West; thence S 00 deg. 00 min. 04 sec. E and along the east line of said 1/4 - 1/4 Section 179.89 Feet; thence S 20 deg. 23 min. 28 sec. W and run 143.49 feet to the Point of Beginning, said point being on the Westerly Right-of-Way Line of Shelby County Road No. 17; thence S 13 deg. 56 min. 06 sec. W and run 239.62 feet to the beginning of a curve to the right having a central angle of 28 deg. 46 min. 40 sec. and a radius of 644.77 feet; thence along the chord of said curve S 28 deg. 19 min. 27 sec. W and run 320.45 feet to the point of "REVERSE" curve, having a central angle of 04 deg. 09 min. 07 sec. and a radius of 806.70 feet; thence along the chord of said curve S 40 deg. 38 min. 13 sec. W and run 58.45 feet; thence N 42 deg. 51 min. 56 sec. W and run 207.35 feet; thence N 54 deg. 26 min. 00 sec. W and run 333.67 feet; thence N 15 deg. 34 min. 00 sec. E and run 300.00 feet; thence N 85 deg. 53 min. 43 sec. W and run 547.65 feet; thence N 00 deg. 18 min. 27 sec. E and run 49.18 feet; thence N 04 deg. 37 min. 13 sec. W and run 92.28 feet; thence N 02 deg. 12 min. 37 sec. E and run 112.76 feet; thence N 36 deg. 11 min. 48 sec. E and run 16.40 feet; thence N 36 deg. 11 min. 27 sec. E and run 81.72 feet; thence S 86 deg. 58 min. 36 sec. E and run 74.87 feet; thence N 87 deg. 51 min. 02 sec. E and run 996.83 feet; thence S 00 deg. 00 min. 04 sec. E and run 481.70 feet to the Point of Beginning. Containing 16.09 acres, more or less.

LEGAL DESCRIPTION WAS TAKEN FROM SURVEY OF J. S. PILKINGTON, AL. REG. NO. 1304 AND DATED JANUARY, 1992, and PREPARED BY BRAD S. LUCAS, 18 UNION GROVE ROAD, JEMISON, AL 35085, TELEPHONE: 1-205-688-2100.
LESS AND EXCEPT

Commence on the West right of way line of Shelby County Highway No. 17 703 Feet North of the McHenry Creek Bridge; thence continue along the West right of way line of said County Highway No. 17 210-feet to a point; thence turn 90 deg. to the left and run perpendicular to the right of way of said County Highway No. 17 210 feet to a point; thence turn to the left 90 deg. and run parallel to said County Highway 210 feet to a point; thence turn to the left 90 deg. and run 210 feet, more or less, to the point of beginning of the land herein conveyed. Containing one acre and being located in the East half of the NW 1/4, Section 8, Township 22, Range 3 West, Shelby County, Alabama.
AS CONVEYED BY THAT CERTAIN DEED RECORDED AT BOOK 321 PAGE 250, SHELBY COUNTY PROBATE OFFICE, ON AUG. 3, 1979 AT 9:46 A.M.

GRANTOR, RICHARD R. HARRISON, HEREBY RESERVES IN HIMSELF, FOR AND DURING THE TERM OF HIS OWN LIFE, A LIFE ESTATE WITHIN THE ABOVE DESCRIBED REAL ESTATE.

DATE: 6-27-95


Richard R. Harrison

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00