

This instrument was prepared by

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

Grantee's address:
William A. Hardy
1980 Highway 61
Wilsonville, AL 35186

\$ 500.00

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

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

Frances Hardy, unmarried

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

William A. 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 # 1996-30198

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SHELBY COUNTY JUDGE OF PROBATE
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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 13th day of March, 19 95.

(SEAL)

Frances Hardy
Frances Hardy

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned
in said State, hereby certify that Frances Hardy, unmarried

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 13th day of March, A.D. 19 95

William R. Justice
Notary Public

EXHIBIT "A"

TRACT NO. 1

A part of the N.E.¼ of the S.W.¼ of Section 25, T.S.20S, R1E, Shelby County, ~~Alabama~~ described as follows:

Commence at the Northwest corner of the said N.E.¼ of the S.W.¼ of Section 25, T.S.20S, R 1 E, Shelby County, Alabama and run thence Easterly along the North line of said quarter-quarter a distance of 660.0' to the point of beginning of the tract being described, Thence continue along last described course a distance of 51.58' to a point said point being the N.W. corner of the Phillips property, Thence turn an angle of 89°-55'-15" to the right and run Southerly a distance of 197.72' to a point on the Northerly right of way line of a future dedicated 60 foot wide street, Thence turn an angle of 45°-19'-00" to the right and run Southwesterly a distance of 470.40' to a point on the Easterly right of way line of Shelby County Highway Number 61, Thence turn an angle of 97°-10'-11" to the right and run Northwesterly along the said East right of way line of said Highway 61 a distance of 485.70' to a point on the South line of the Tucker property, Thence turn an angle of 127°-35'-34" to the right and run Easterly along the South line of said Tucker property a distance of 576.37' to a point, Thence turn an angle of 90°-04'-45" to the left and run Northerly a distance of 144.0' to the point of beginning, containing 3.17 acres and subject to all agreements, easements and / or restrictions of probated record. There is an existing brick house and related improvements on this Tract.

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