

This instrument was prepared by

**HARRISON, CONWILL, HARRISON & JUSTICE**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED**

STATE OF ALABAMA  
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten 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,

**Annie Mae Hardy, a widow**

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

**Quincy Banks**

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

**Shelby**

County, Alabama, to-wit:

DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Inst # 1999-46789

11/16/1999-46789  
08:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
12.00  
002 HNS

Grantee's address:

P. O. Box 365

Vincent, Alabama 35178

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 11<sup>th</sup>  
day of November, 19 99

(SEAL)

Annie Mae Hardy  
Annie Mae Hardy

(SEAL)

(SEAL)

(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 Annie Mae Hardy, a widow

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 11<sup>th</sup> day of November, A.D. 19 99

Harrison & Justice

Harrison  
Notary Public

Exhibit "A"

Tract 2:

A part of the N.W.  $\frac{1}{4}$  of Section 1, Township 19 South, Range 2 East., and being more particularly described as follows: Commence at the Northeast corner of the N.W.  $\frac{1}{4}$  of Section 1, thence run westerly along the north line for 227.77' feet., thence turn 90°00'00" to the left and run southerly for 126.51' feet to a point in the centerline of Plantation Pipe Line Right-of-Way., said point being on the westerly right-of-way of a county paved road, (Now Fleming Road)., thence turn 32°05'47" to the right and run southwesterly along said road for 210.0' feet., thence turn 07°43'00" to the right and continue southwesterly for 128.10' feet., thence turn 03°43'00" to the left and continue southwesterly for 210.0' feet., thence turn 93°43'00" to the right and run northwesterly for 210.0' feet., thence turn 25°53'31" to the left and continue northwesterly for 208.51' feet., thence turn 33°15'35" to the left and run southwesterly for 124.67' feet to the point of beginning. Thence turn 10°47'20" to the left and continue southwesterly for 210.0' feet., thence turn 90°00'00" to the right and run northwesterly for 210.0' feet., thence turn 90°00'00" to the right and run southeasterly for 210.0' feet to the point of beginning., and containing 1.012 Acre, more or less., Less and except the South 25.0' feet for Road.

Also with rights to Ingress and Egress to and for said property along a 50.0' feet wide None Exclusive Easement with its centerline being described as follows; 12

Commence at the Northeast corner of the N.W.  $\frac{1}{4}$  of Section 1, Township 19 South, Range 2 East., thence run westerly along the north line for 227.77' feet., thence turn 90°00'00" to the left and run southerly for 126.51' feet to a point in the centerline of Plantation Pipe Line Right-of-Way., said point being on the westerly right-of-way of a county paved road, (Now Fleming Road)., thence turn 32°05'47" to the right and run southwesterly along said road for 210.0' feet., thence turn 07°43'00" to the right and continue southwesterly along said road for 203.0' feet., thence turn 14°34'00" to the right and continue southwesterly for 128.10' feet., thence turn 03°43'00" to the left and continue southwesterly for 210.0' feet., thence turn 18°02'00" to the left and continue southwesterly for 84.86' feet., thence turn 36°02'00" to the left and run southeasterly for 80.16' to a point in the centerline of said 50.0' feet wide None Exclusive Easement and the point of beginning. Thence turn 124°01'26" to the right and run northwesterly along said centerline for 281.88' feet., thence turn 02°07'57" to the left and continue northwesterly along said centerline for 225.90' feet., thence turn 71°04'41" to the right and run northeasterly along said centerline for 154.70' feet., thence turn 115°07'46" to the left and run southwesterly for 312.39' feet to its end.

This deed was prepared without the benefit of title evidence.

Signed for identification:

Annie Mae Hardy  
Annie Mae Hardy

Inst # 1999-46789

11/16/1999-46789  
08:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 1996 12.00