

This instrument was prepared by

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 One and no/100----- DOLLARS
and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Wallace G. Hallmark, Jr. and Phillip R. Hallmark

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

Phillip R. Hallmark and Edith Hallmark

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

County, Alabama to-wit:

PARCEL #3

From the NE corner of Section 31, Township 19 South, Range 2 East, run thence West along the North boundary of said Section 31 a distance of 1331.93 feet to the NE corner of the NW $\frac{1}{4}$ -NE $\frac{1}{4}$ of said Section 31; thence turn 90 deg. 11 min. 49 sec. left and run 662.88 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 662.89 feet to the SE corner of the NW $\frac{1}{4}$ -NE $\frac{1}{4}$ of said Section 31; thence turn 90 deg. 15 min. 01 sec. right and run 1328.90 feet to the SE corner of the NE $\frac{1}{4}$ -NW $\frac{1}{4}$ of said Section 31; thence continue along said course a distance of 235.14 feet to a point on the Easterly boundary of Shelby County Highway #450 (60' ROW); thence turn 109 deg. 57 min. 43 sec. right and run 190.95 feet along said highway boundary and the following courses; 01 deg. 09 min. 37 sec. left for 207.41 feet; 03 deg. 11 min. 35 sec. right for 112.78 feet; 06 deg. 53 min. 38' sec. right for 82.75 feet; 05 deg. 15 min. 49 fet; right for 145.98 feet; 05 deg. 32 min.31 sec. left for 93.81 feet; thence turn 06 deg. 37 min. 36 sec. left and run 57.09 feet along said highway boundary; thence turn 85 deg. 11 min. 13 sec. right and run 10.00 feet along an accepted property line; thence turn 94 deg. 49 min. 41 sec. right

-----CONTINUED ON REVERSE SIDE-----

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, we have hereunto set our hands(s) and seal(s), this 4th

day of December, 19 98.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Wallace G. Hallmark, Jr. (Seal)

Phillip R. Hallmark (Seal)

_____(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Wallace G. Hallmark, Jr.

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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 4th day of December, A. D., 19 98

Form 31-A

Notary Public

03/09/2000-07539

10:44 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 RMS 11.50

2000-07539

**** LEGAL DESCRIPTION CONTINUED FROM REVERSE. SIDE

**** and run 58.93 feet; thence turn 84 deg. 14 min. 38 sec. left and run 69.27 feet; thence turn 18 deg. 57 min. 35 sec. left and run 72.19 feet; thence turn 06 deg. 23 min. 51 sec. left and run 1079.47 feet to the point of beginning of herein described parcel of land, containing 22.70 acres, subject to rights of way and easements of record.

THE PROPERTY DESCRIBED DOES NOT CONSTITUTE ANY PART OF THE GRANTORS' HOMESTEADS.

GRANTEE'S ADDRESS:

5364 Rock School Road
Harpersville, AL 35078

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PHILLIP R. HALLMARK, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 4th day of December, 1998.


Notary Public

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

CONWILL & JUSTICE
P. O. Box 567
Columbiana, Alabama 35051

Inst # 2000-07539

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SHELBY COUNTY JUDGE OF PROBATE
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