

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 Ninety-Five Thousand and no/100-----Dollars

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

Lamar Hinds, a married man

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

Ross Hayes

(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" FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY.

The Property described herein does not constitute any part of the Grantor's homestead.

GRANTEE'S ADDRESS:

7267 Highway 62

Vincent, AL 35178

Inst # 2000-21738

06/29/2000-21738
10:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NNS 106.00

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

day of February 22nd 2000

(SEAL)

Lamar Hinds

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF

Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that LAMAR HINDS, a married man

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 22nd day of February, 2000 A.D. XXXXXXXX

Harrison
Notary Public

Conwill & Justice

EXHIBIT "A"

From the SW corner of the NE 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North 89 deg. 43 min. East along the South boundary of said NE 1/4 of NW 1/4 a distance of 666.92 feet to the point of beginning of herein described Tract of Land, said point being on the Northerly right of way line of the Atlantic Coast Line Railroad, said right of way line being 150 feet Northerly from the centerline of same; thence continue North 89 deg. 43 min. East along said forty line and railroad right of way a distance of 211.81 feet to a point on said railroad right of way, being the Northerly right of way of 100 feet right of way; thence proceed along said right of way line being 50 feet Northerly of railroad center line the following courses: South 61 deg. 16 min. West a distance of 78.40 feet; thence South 61 deg. 44 min. West a distance of 116.61 feet; thence South 61 deg. 52 min. West along the Northerly right of way line of said railroad 144.0 feet to its point of intersection with the Easterly right of way line of County Highway No. 85; thence proceed along the Easterly right of way line the following courses: North 27 deg. 50 min. West a distance of 365.01 feet to a curve concave right; thence North 26 deg. 22 min. West a chord distance of 120.79 feet; thence North 24 deg. 41 min. West a chord distance of 152.49 feet; thence North 22 deg. 23 min. West a chord distance of 104.24 feet; thence North 20 deg. 09 min. West a chord distance of 80.17 feet; thence North 18 deg. 35 min. West a chord distance of 195.18 feet; thence North 12 deg. 36 min. West for a chord distance of 194.04 feet; thence North 08 deg. 27 min. West a chord distance of 198.87 feet; thence continue along the Easterly right of way line of said Highway, North 04 deg. 22 min. West a chord distance of 132.88 feet to its point of intersection with the South boundary of County Highway No. 62; thence proceed South 86 deg. 12 min. East along the South right of way line of said Highway a distance of 1359.32 feet; thence proceed due South (assumed bearing) a distance of 670.13 feet to a point on the Northerly right of way line of said Atlantic Coast Line Railroad, the Northerly right of way line being 150 feet from the centerline of said railroad; thence proceed along said right of way line the following courses: South 46 deg. 48 min. West a chord distance of 110.23 feet; thence South 49 deg. 44 min. West a chord distance of 98.50 feet; thence South 51 deg. 36 min. West a chord distance of 87.38 feet; thence South 53 deg. 55 min. West a chord distance of 94.82 feet; thence South 55 deg. 57 min. West a chord distance of 91.92 feet; thence South 58 deg. 03 min. West a chord distance of 105.0 feet; thence South 60 deg. 14 min. West a chord distance of 115.16 feet; thence South 61 deg. 16 min. West and continuing along said Railroad right of way line a distance of 124.04 feet; thence South 61 deg. 44 min. West for a chord distance of 108.17 feet to the point of beginning of herein described tract of land. The above described property is located in the NE 1/4 of the NW 1/4, and the NW 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 23, Township 19 South, range 2 East, Shelby County, Alabama, and being a portion of the Subdivision known as Arkwright as recorded in Map Book 3 page 5 in the Probate Office of Shelby County, Alabama.

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