

✓ Send tax notice to:
Peggy Joan Hardin
25 Snow Lane
Alabaster, Alabama 35007

Inst # 2001-02691

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, we, Christine Armstrong Bell and husband, Wilson C. Bell (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto Peggy Joan Hardin, an unmarried woman (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 3, 4 and 5 of the Heart of Dixie Subdivision being situated in the SW ¼ of the NW ¼ of Section 17, Township 21 South, Range 2 West, according to the survey of Kevin S. Bradford, as recorded in Map Book 27, Page 126 in the Office of the Judge of Probate of Shelby County.

Subject to easements, rights of way, and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of JANUARY - 23, 2001.

Christine Armstrong Bell
Christine Armstrong Bell

Wilson C. Bell
Wilson C. Bell

**STATE OF ALABAMA
SHELBY COUNTY**

General Acknowledgment

I, Marie S. Adams, a Notary Public in and for said County, in said State, hereby certify that Wilson Bell, and wife, Christine Armstrong Bell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23 day of JANUARY, 2001.

Marie S. Adams
My Commission Expires

Marie S. Adams
Notary Public

01/25/2001-02691
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NHB 11.50