

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF

TITLE EVIDENCE

This instrument was prepared by

CONWILL & JUSTICE

P. O. Box 557

Columbiana, Alabama 35951

Inst # 2002-01281

01/08/2002-01281

11:30 AM CERTIFIED

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars
and exchange of property ---

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

David Ray Hayes, unmarried

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

Brenda Anne Epperson

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

01/08/2002-01281

11:30 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

A parcel of land situated in the NW¹/₄ of SE¹/₄ of Section 35, Township 20, Range 1 West, described as follows: Begin at the Northeast corner of said ^{001 CH 11.50} $\frac{1}{4}$ - $\frac{1}{4}$ Section and run West along the North line thereof a distance of 210 feet; thence run South, parallel with the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet to the point of beginning of the parcel of land herein described; thence continue along the same course, parallel with said East boundary a distance of 420 feet to a point; thence run West, parallel with the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet to a point; thence run North, parallel with the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 420 feet; thence run East a distance of 210 feet to the point of beginning.

ALSO, AN EASEMENT 30 feet in width the center line of which is described as follows: Begin at a point 15 feet South of the NW corner of the property herein above conveyed and run thence Westerly 15 feet to a point; thence turn to the right and run Northerly, parallel with the Eastern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to a point where the same intersects the centerline of the existing dirt gravel road and thence Northerly and Northwesterly along the centerline of said gravel road a point on the Northern boundary of said NW¹/₄ of SE¹/₄ of Section 35, Township 20 South, Range 1 West.

Grantee's address:

1249 Highway 491
Vandiver, Alabama 35176

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 January 7th, 20 02.

(SEAL) David Ray Hayes (SEAL)

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that David Ray Hayes, unmarried

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 02TH day of January A.D. 20 02.

Donnell

Notary Public