

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

This Form Provided By

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Mrs. Dorothy Hardie

(Address) P.O. Box 150

Vincent, Al. 35178

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama


20030204000066850 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
02/04/2003 11:22:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby

COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 dollars

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

Albert J. Cohill, a married man

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

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

TRACT NO. 1:

A part of the NE 1/4 of the NW 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 NE 1/4 of the NW 1/4 of Section 1, thence run westerly along the north line for 227.77 feet; thence turn 90 degrees 00 minutes 00 seconds 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 Flemming Road); thence turn 32 degrees 05 minutes 47 seconds to the right and run southwesterly along said road for 210.0 feet to the point of beginning; thence turn 07 degrees 43 minutes 00 seconds to the right and continue southwesterly along said road for 100.0 feet; thence turn 110 degrees 37 minutes 13 seconds to the right and run northwesterly for 82.81 feet to a point on the south line of the Hardie tract; thence turn 116 degrees 57 minutes 17 seconds to the right and run easterly along said south line for 105.0 feet to the point of beginning.

According to the survey of Huddie Dansby, Reg. #9128, dated May 13, 1993.

The above described property is not the homestead of the grantor or of his respective spouse.

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

TO HAVE AND TO HOLD to the said grantees, 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 the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 5 day of September, 1997.

(Seal)

Albert J. Cohill

(Seal)

(Seal)

Albert J. Cohill

(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 Albert J. Cohill, 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 5 day of September, A. D., 19 97.

Martha J. Wilcox

Notary Public