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20040120000034690 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
01/20/2004 13:41:00 FILED/CERTIFIED

This instrument was prepared by:

✓ CONWILL & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One 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, **HAROLD W. DARBY, III, unmarried** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **HEWITT L. CONWILL** (herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY COUNTY, ALABAMA, to-wit:

For a point of beginning, commence at the true Northeast corner of the NW 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 2 East, and proceed South along the East boundary of said NW 1/4-SW 1/4 a distance of 1317.95 feet to the Southeast corner of said forty; thence turn 88 deg. 28 min. right and proceed West along the true South boundary of said 1/4-1/4 section a distance of 279.00 feet; thence turn right and run North, parallel to the East line of said 1/4-1/4 section a distance of 1317.95 feet to a point on the North line of said 1/4-1/4 section; thence turn right and run along the North line of said 1/4-1/4 section 279.31 feet to the point of beginning.

SUBJECT TO an existing gravel road and 30 foot easement for ingress and egress along the North line of said property herein described.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal this 16th day of January, 2004.

 (Seal)
Harold W. Darby, III

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold W. Darby, III, unmarried, 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 16th day of January, 2004.

Eva D. Mooney
Notary Public

Grantee's address:

P. O. Box 557
Columbiana, Alabama 35051