

This instrument was prepared by

Grantee's address:

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

William A. Hardy
11980 Highway 61
Wilsonville, AL 35186

\$ 8,000.00

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

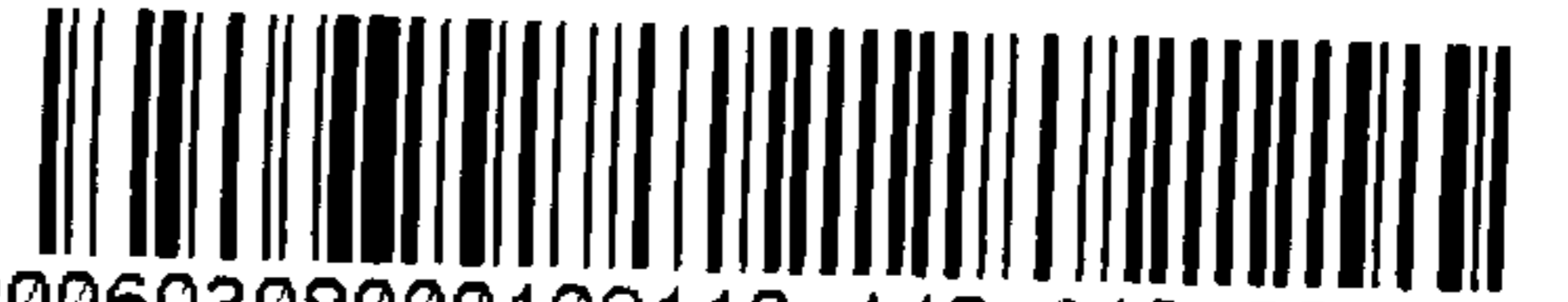
That in consideration of One and no/100 Dollars and other good and valuable consideration Dollars

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

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

William A. Hardy

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



20060308000109110 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
03/08/2006 12:44:28PM FILED/CERT

See attached Exhibit A

Grantor and Grantee are the only children and sole surviving heirs at law of Lodell T. Hardy, who died intestate on November 11, 1993.

Shelby County, AL 03/08/2006
State of Alabama

Deed Tax: \$5.00

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 May, 19 95.

(SEAL)

Frances Hardy
Frances Hardy

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that Frances Hardy, unmarried

a Notary Public in and for said County,

Whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May, A.D. 19 95.

MY COMMISSION EXPIRES JULY 12, 1997

Jessica L. Shelton
Notary Public

TRACT NO. 2

A part of the N.E.¼ of the S.W.¼ of Section 25, T.S.20S, R1E, Shelby County, Alabama described as follows:

Commence at the Northeast corner of the N.E.¼ of the S.W.¼ of Section 25, T.S.20S, R1E, Shelby County, Alabama and run thence Westerly along the North line of said quarter-quarter a distance of 620.43' to a point, Thence turn an angle of 90°-04'-45" right and run Southerly a distance of 282.10' to the point of beginning of the Tract being described, thence continue along last described course a distance of 77.89' to a point, Thence turn an angle of 89°-55'-15" to the left and run Easterly along the South line of the Burk property a distance of 290.50' to a point, Thence turn an angle of 89°-55'-15" to the right and run Southerly a distance of 170.08' to a point, Thence turn an angle of 31°-09'-07" to the right and run Southwesterly a distance of 308.18' to a point, Thence turn an angle of 14°-37'-38" to the right and continue Southwesterly a distance of 211.11' to a point on the East right of way line of Shelby County Highway Number 61, Thence turn an angle of 97°-06'-35" to the right and run Northwesterly along said right of way line a distance of 115.0' to a point, Thence turn an angle of 82°-40'-05" to the right and run Northeasterly a distance of 211.11' to a point, Thence turn an angle of 83°-06'-25" to the left and run Northwesterly a distance of 210.0' to a point, Thence turn an angle of 97°-19'-55" to the left and run Southwesterly a distance of 209.59' to a point on the same said East right of way line of Shelby County Highway 61, Thence turn an angle of 97°-22'-06" to the right and run Northwesterly along said right of way line of Highway 61 a distance of 134.83' to a point on the Southerly right of way line of a future proposed street, Thence turn an angle of 82°-49'-49" to the right and run Northeasterly along said future right of way line of said future street a distance of 418.60' to the point of beginning, containing 3.13 acres and subject to all agreements, easements and / or restrictions of probated record.

The Grantor conveys to the Grantee, ^{his} heirs, successors, and assigns a right of way and access easement 30 feet in width which is described as follows: Begin at the SW corner of the NE¼ of the SW¼ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama and run thence Easterly along the South line of said ¼-¼ Section a distance of 378.66 ft. to the point of beginning of the described easement for access and right-of-way; thence turn an angle of 87 degrees 10 minutes 0 seconds to the left and run Northerly a distance of 720.49 ft. to a point on the Westerly right-of-way line of Shelby County Highway 61; thence turn an angle to the right and run in a Southeasterly direction along the Westerly right of way line a distance of 40.68 ft.; thence turn an angle to the right and run in a Southerly direction parallel with the West line of said ¼-¼ Section a distance of 670 ft. more or less to a point on the South line of said ¼-¼ Section; thence turn an angle to the right and run in a Westerly direction along the South line of said ¼-¼ Section a distance of 30 ft. to the point of beginning of the said described easement and right-of-way for access.

Signed for identification:

Frances Hardy
Frances Hardy