20060512000226100 1/2 $17.00
Shelby Cnty Judge of Probate,AL
05/12/2006 02:42:00PM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Adam J. Harless and Nadia D. Harless
1635 Ashville Road
Montevallo, Alabama 35115

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ninety one thousand five hundred and no/100 ($91,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **David C. Baxter, II, an unmarried man and David C. Baxter, II and Charles Hildreth, being the Heirs at Law of Mary Katherine Hildreth** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Adam J. Harless and Nadia D. Harless** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

David C. Baxter is the surviving grantee of that deed recorded in Instrument No. 2001-41774, the other grantee, Katherine H. Hildreth having died on or about January 16, 2004.

Mary Katherine Hildreth, having died on or about January 16, 2004, was the heir at law of Mary A. Waller Hicks having died on or about April 12, 2002.

Katherine H. Hildreth and Mary Katherine Hildreth are one and the same person.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

$90,782.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 21st day of April, 2006.

David C. Baxter, II

David C. Baxter, II, being an Heir at Law of Mary Katherine Hildreth

Charles Hildreth

Charles Hildreth, being an Heir at Law of Mary Katherine Hildreth

Shelby County, AL 05/12/2006
State of Alabama

Deed Tax:$1.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Charles Hildreth, being an Heir at Law of Mary Katherine Hildreth**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2006.

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009

Notary Public
My Commission Expires 02-26-09

STATE OF OHIO
COUNTY OF Clermont

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David C. Baxter, II and David C. Baxter, II, being an Heir at Law of Mary Katherine Hildreth**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2006.

NOTARIAL SEAL STATE OF OHIO

TRACY S. ROBERTS
Notary Public
In and for the State of O
My Commission Expires
January 4, 2011

Notary Public
My Commission Expires Jan. 4, 2011

20060512000226100 2/2 $17.00
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EXHIBIT "A"
LEGAL DESCRIPTION

The following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I: Beginning at the S.E. (SE) corner of that part of the N.E. quarter of the N.W. Quarter (NE ¼ of NW ¼) of section twenty-one (21) which lies between the Montevallo and Ashville public road on the East and "North Highland", on the West and South of the Montevallo and Elyton Public Road which said land was conveyed by L. N. Nabors and others to Frank Moody, Sr., by deed dated to-wit, August 18, 1903, and recorded in deed record of said Shelby County, in Deed Book 30, Page 230; thence from above point North and parallel with the Montevallo ad Ashville Public Road a distance of two hundred fifty feet (250) to point of beginning, thence North and parallel with the Montevallo and Ashville Public Road a distance of (50) fifty feet, thence West and perpendicular with said Montevallo and Ashville Public Road a distance of one hundred fifty feet (150), thence south and parallel with the Montevallo and Ashville Public Road a distance of (50) fifty feet, thence East perpendicular with the Montevallo and Ashville Public Road a distance of one hundred fifty feet (150) to a point of beginning.

Parcel II: Beginning at a point where the West right of way line of the Montevallo and Siluria Public Road crosses the South line of the NE ¼ of the NW ¼ of Section 21, Township 22, Range 3 W and run along said road North 3 deg. 10 min. West, 400 feet, thence West and perpendicular to said road a distance of 120 ft. to the point of beginning, thence continue in the same direction perpendicular to said road a distance of 20 ft., thence South and parallel with said road a distance of 100 feet, thence East and perpendicular to said road a distance of 20 ft., thence North and parallel with said road a distance of 100 ft. to the point of beginning.

Parcel III: Beginning at a point where the West right of way line of Montevallo and Siluria Public Road crosses the South line of NE ¼ of NW ¼ of Section 21, Township 22, Range 3 West and run along said road North, 3 degrees and 10 minutes West, 300 feet to the point of beginning of the lot herein conveyed; thence continue in the same direction along said road a distance of 100 feet; thence West and perpendicular to said road a distance of 120 feet; thence South and parallel with said road a distance of 100 feet; thence East and perpendicular to said road, a distance of 120 feet to point of beginning.