



20060921000470560 1/1 \$18.50  
Shelby Cnty Judge of Probate, AL  
09/21/2006 04:12:19PM FILED/CERT

This instrument was prepared by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Bernard W. Mahaffey**  
**Elaine C. Mahaffey**  
P. O. Box 291  
Taylorsville, KY 40071

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$7,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**JACK L. HARRISON, JR., A SINGLE MAN**

Shelby County, AL 09/21/2006  
State of Alabama

grant, bargain, sell and convey unto,

Deed Tax: \$7.50

**BERNARD W. MAHAFFEY AND ELAINE C. MAHAFFEY**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*A 20-foot wide exclusive easement for ingress, egress and utilities, including Alabama Power Services, being more particularly described as follows:*

*Commence at the Northwest corner of the Northwest 1/4 of Section 9, Township 20 South, Range 1 East and run Southerly along the West line of said Section 9 for 505.00 feet to the point of beginning of the easement herein described; thence continue along the last described course for 20.00 feet; thence turn 89 degrees 59 minutes 38 seconds left and run Easterly for 630.86 feet; thence turn 90 degrees 06 minutes 29 seconds left and run Northerly for 20.00 feet; thence turn 89 degrees 53 minutes 31 seconds left and run 630.82 feet to the point of beginning.*

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2006.
2. Easements, restrictions, rights of way, and permits of record.

GRANTEES HEREIN, BY ACCEPTANCE OF THIS EASEMENT AGREE TO RESTRICT THE PROPERTY SERVCED BY THIS EASEMENT TO ONE SINGLE FAMILY DWELLING.

**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 the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 27<sup>th</sup> day of JULY, 2006.

*Jack L. Harrison Jr*  
\_\_\_\_\_  
**JACK L. HARRISON, JR.**

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JACK L. HARRISON, JR.**, 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 27<sup>th</sup> day of JULY, 2006.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10-16-08

