

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Jack G. Atchison

3719 Hwy 77
Columbiana, Ala 35051

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY



20080903000352210 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
09/03/2008 03:27:55PM FILED/CERT

That in consideration of ~~Seventy Five~~ *Thirty Seven Five Hundred 37,500.00* Thousand dollars and Zero cents (~~\$75,000.00~~) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Lynne L. Hall and Harold J. Hall, Jr., as Co-Executors of The Estate of Harold J. Hall, deceased, Probate Case No. PR-2007-000250, in the Probate Office of Shelby County, Alabama, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Jack G. Atchison (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW ¼ of the NE ¼ of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 37 minutes 10 seconds West, a distance of 276.27 feet; thence North 00 degrees 22 minutes 50 seconds East, a distance of 19.73 feet to the POINT OF BEGINNING; thence North 00 degrees 58 minutes 40 seconds East, a distance of 206.28 feet; thence South 89 degrees 00 minutes 20 seconds East, a distance of 194.92 feet to a point on the westerly R.O.W. line of Shelby County Highway 77, 80' R.O.W., said point also being the beginning of a curve to the left, having a radius of 1,707.38, a central angle of 06 degrees 59 minutes 28 seconds, and subtended by a chord which bears South 07 degrees 43 minutes 31 seconds East and a chord distance of 208.20 feet; thence along the arc of said curve and said R.O.W. line, a distance of 208.33 feet; thence North 89 degrees 07 minutes 39 seconds West, leaving said Shelby County Highway 77 and along the northerly R.O.W. line of Lewis Road, a distance of 226.43 feet to the POINT OF BEGINNING. According to the survey of Rodney Y. Shiflett, Al. Reg. #21784, dated January 11, 2008.

ALSO, being known as:

Lot 1, according to the Final Plat of Dr. Harold Hall Subdivision, as recorded in Map Book 40, Page 31, in the Office of the Judge of Probate Shelby County, Alabama.

SUBJECT TO TAXES FOR 2008 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$55,000.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SPOUSE(S).

TO HAVE AND 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, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 28th day of August 2008.

 (SEAL)
Lynne L. Hall, as Co-Executor of The Estate
of Harold J. Hall, deceased, Probate Case No.
PR-2007-000250, in the Probate Office of
Shelby County, Alabama

____ (SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Lynne L. Hall, whose name as Co-Executor of The Estate of Harold J. Hall, deceased, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August 2008.

Virgie A. Stone
Notary Public

My Commission Expires: 3-19-2012

