

Prepared by:

Valerie H. Haywood
5364 Rock School Road
Harpersville, Alabama 35078

Send tax notice to:

Valerie H. Haywood
5364 Rock School Road
Harpersville, AL 35078

GENERAL WARRANTY DEED



20090318000100990 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
03/18/2009 03:01:17PM FILED/CERT

Shelby County, AL 03/18/2009
State of Alabama

Deed Tax: \$25.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Twenty Five Thousand and 00/100 Dollars (\$25,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, PHILLIP R. HALLMARK, an unmarried person (herein referred to as GRANTOR) does grant, bargain, sell and convey unto VALERIE HALLMARK HAYWOOD (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

That part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, of Section 31, Township 19 South, Range 2 East, lying South and East of a County Gravel Road and North and West of the right of way line of the ACL Railroad.

Also, that part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 East, described as follows:

Begin at the NW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 East; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 710.01 feet, more or less, to the NW right of way line of the ACL Railroad; thence turn an angle of 122 degrees 33 minutes to the left and run along said right of way line, a distance of 854.85 feet; thence turn an angle of 107 degrees 17 minutes to the left and run a distance of 942.94 feet to the West line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence turn an angle of 130 degrees 10 minutes to the left and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 358.14 feet to the point of beginning.

LESS AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED TO: CSX Transportation, Inc., by deed recorded in Instrument #20070622000294990, in Probate Office.

Phillip Ray Hallmark and Phillip R. Hallmark are one and the same person, and the surviving grantee in those certain deeds recorded in Deed Book 257, Page 897; and Instrument #2000-07539 in the Probate Office, and the other grantee, Edith F. Hallmark having died on or about the 24th day of April, 2002.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrators covenant with said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.


Dated this the 17th day of March, 2009


PHILLIP R. HALLMARK

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, ASHLEY M. NIX, a Notary Public in and for said County, in said State, hereby certify that PHILLIP R. HALLMARK, 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 the 17th day of March, 2009.


NOTARY PUBLIC: ASHLEY M. NIX
My commission expires: 9/16/09

