

Prepared by:

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

Send tax notice to:

Valerie H. Haywood  
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Harpersville, AL 35078

**GENERAL WARRANTY DEED**



20090318000101000 1/2 \$39.00  
Shelby Cnty Judge of Probate, AL  
03/18/2009 03:01:18PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

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

Deed Tax: \$25.00

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:

From the NE corner of Section 31, Township 19 South, Range 2 East, run thence West along the North boundary of said Section 31, a distance of 1331.93 feet to the NE corner of the NW ¼ of NE ¼ of said Section 31; thence turn 90 degrees 10 minutes 49 seconds left and run 662.88 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 662.89 feet to the SE corner of the NW ¼ of NE ¼ of said Section 31; thence turn 90 degrees 15 minutes 01 seconds right and run 1328.90 feet to the SE corner of the NE ¼ of NW ¼ of said Section 31; thence continue along said course a distance of 235.14 feet to a point on the Easterly boundary of Shelby County Highway #450 (60-foot right of way); thence turn 109 degrees 57 minutes 43 seconds right and run 190.95 feet along said highway boundary and the following courses: 01 degrees 09 minutes 37 seconds left for 207.41 feet; 03 degrees 11 minutes 35 seconds right for 112.78 feet; 06 degrees 53 minutes 38 seconds right of 82.75 feet; 05 degrees 15 minutes 49 seconds right for 145.98 feet; 05 degrees 32 minutes 31 seconds left for 93.81 feet; thence turn 06 degrees 37 minutes 36 seconds left and run 57.09 feet along said highway boundary; thence turn 85 degrees 11 minutes 13 seconds right and run 10.00 feet along an accepted property line; thence turn 94 degrees 49 minutes 41 seconds right and run 58.93 feet; thence turn 84 degrees 14 minutes 38 seconds left and run 69.27 feet; thence turn 18 degrees 57 minutes 35 seconds left and run 72.19 feet; thence turn 06 degrees 23 minutes 51 seconds left and run 1079.47 feet to the point of beginning of herein described parcel of land.

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 24<sup>th</sup> 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.

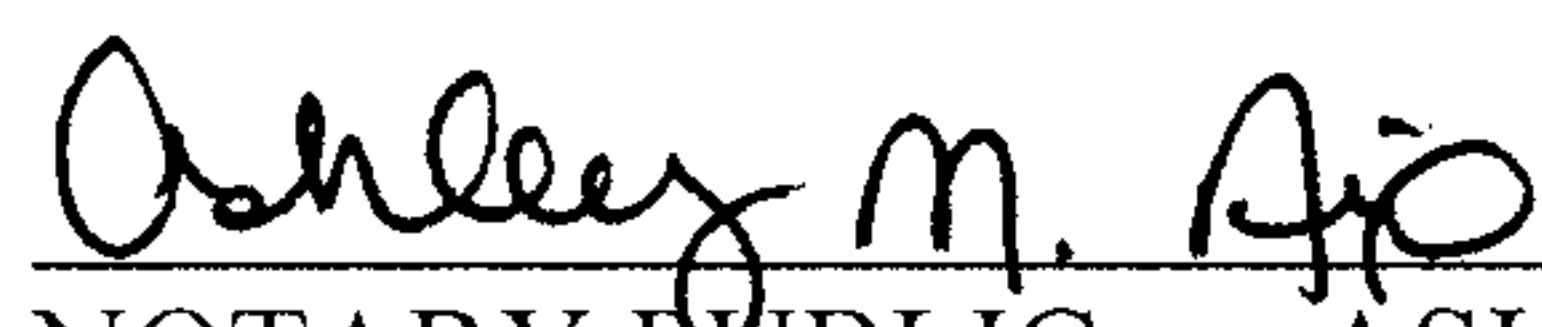
Dated this the 17th day of March, 2009

  
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

