This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Rebecca Ann Hopson
1714 County Road 369
Trinity, AL 35673

WARRANTY DEED

STATE OF ALABAMA)
CHILTON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One no/00 Dollars ($1.00) and division of Estate property**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Darlene Barber Kyser, unmarried, individually and as personal representative of the Estate of Maxine Barber, deceased, Shelby County Probate Court, Case No. PR-2007-000507, (herein referred to as grantor, whether one or more)** does grant, bargain , sell and convey unto, **Rebecca Ann Hopson, a one-half (1/2) interest and the Estate of Randy Earl Barber, a one-half (1/2) interest, (herein referred to as grantee, whether one or more),** the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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 3rd day of November, 2014.

Darlene Barber Kyser, individually and as
Personal Representative of the Estate of Maxine Barber,
Deceased, Shelby County Probate Case No.
PR-2007-000507

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Darlene Barber Kyser, whose name individually and as Personal Representative of the Estate of Maxine Barber, deceased, Case No. PR-2007-000507, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd **day of** November**, 2014.**

Notary Public

My Commission Expires: 9/12/15

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL #1
From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, being the Point of Beginning of herein described parcel of land, run thence West along the South boundary of said NW 1/4-SE1/4 for a distance of 338.54 feet to a ½" rebar that is 1015.63 feet East of a 5/8" rebar at the S.W. corner of said NW1/4 - SE1/4; thence turn 90 deg. 06 min. 57 sec. right and run a distance of 664.70 feet to a ½" rebar; thence turn 90 deg. 06 min. 05 sec. right and run a distance of 339.13 feet to a ½" rebar on the East boundary of said NW 1/4 - SE 1/4, said point being 663.42 feet South of a 5/8" rebar at the NE corner of said NW 1/4 - SE 1/4; thence turn 89 deg. 57 min. 00 sec. Right and run a distance of 663.42 feet to the Point of Beginning of herein described parcel of land, containing 5.17 acres.

Also right to use and subject to a non-exclusive easement for ingress, egress and utilities described as follows:
EASEMENT "A"
From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1044.33 feet to a ½" rebar on the Northeasterly boundary of County Highway #83 (80' R.O.W.), said point being 310.84 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 58.06 feet along said highway boundary to the Point of Beginning of the centerline of herein described 20' non-exclusive easement for Ingress and egress; thence turn 126 deg. 54 min. 25 sec. right and run a distance of 215.02 feet along said easement centerline to a point; thence turn 02 deg. 48 min. 29 sec. left and run a distance of 242.23 feet along said easement centerline to a point; thence turn 17 deg. 29 min. 12 sec. left and run a distance of 71.40 feet along said easement centerline to a point; thence turn 29 deg. 10 min. 28 sec. left and run a distance of 68.47 feet along said easement centerline to a point; thence turn 13 deg. 33 min. 37 sec. left and run a distance of 218.56 feet along said easement centerline to a point; thence turn 23 deg. 04 min. 44 sec. right and run a distance of 80.04 feet along said easement centerline to a point of termination.

PARCEL #2
From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence west along the South boundary of said NW 1/4 - SE 1/4 for a distance of 338.54 feet to a ½ " rebar, being the Point of Beginning of herein described parcel of land; thence continue along said course for a distance of 338.54 feet to a ½" rebar that is 677.09 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 90 deg. 03 min. 54 sec. right and run a distance of 537.54 feet to a ½" rebar; thence turn 90 deg. 09 min. 08 sec. right and run a distance of 339.02 feet to a ½" rebar; thence turn 89 deg. 53 min. 55 sec. right and run a distance of 536.25 feet to the Point of Beginning of herein described parcel of land, containing 4.18 acres.

Also right to use and subject to a non-exclusive easement for ingress, egress and utilities described as follows:
EASEMENT "A"
From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1044.33 feet to a ½" rebar on the Northeasterly boundary of County Highway #83 (80' R.O.W.), said point being 310.84 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 58.06 feet along said highway boundary to the Point of Beginning of the centerline of herein described 20' non-exclusive easement for Ingress and egress; thence turn 126 deg. 54 min. 25 sec. right and run a distance of 215.02 feet along said easement centerline to a point; thence turn 02 deg. 48 min. 29 sec. left and run a distance of 242.23 feet along said easement centerline to a point; thence turn 17 deg. 29 min. 12 sec. left and run a distance of 71.40 feet along said easement centerline to a point; thence turn 29 deg. 10 min. 28 sec. left and run a distance of 68.47 feet along said easement centerline to a point; thence turn 13 deg. 33 min. 37 sec. left and run a distance of 218.56 feet along said easement centerline to a

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point; thence turn 23 deg. 04 min. 44 sec. right and run a distance of 80.04 feet along said easement centerline to a point of termination.

Subject to easement described in Instrument #20070925000450320 in the Probate Office of Shelby County, Alabama.

PARCEL #3
From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 677.08 feet to a ½" rebar, being the Point of Beginning of herein described parcel of land; thence continue along said course for a distance of 338.54 feet to a ½" rebar that is 338.55 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 90 deg. 00 min. 51 sec. right and run a distance of 587.27 feet to a ½ " rebar; thence turn 76 deg. 55 min. 09 sec. right and run a distance of 348.16 feet to a ½" rebar; thence turn 103 deg. 07 min. 54 sec. right and run a distance of 655.99 feet to the Point of Beginning of herein described parcel of land containing 4.87 acres.

Also right to use and subject to a non-exclusive easement for ingress, egress and utilities described as follows:
EASEMENT "A"
From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1044.33 feet to a ½" rebar on the Northeasterly boundary of County Highway #83 (80' R.O.W.), said point being 310.84 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 58.06 feet along said highway boundary to the Point of Beginning of the centerline of herein described 20' non-exclusive easement for Ingress and egress; thence turn 126 deg. 54 min. 25 sec. right and run a distance of 215.02 feet along said easement centerline to a point; thence turn 02 deg. 48 min. 29 sec. left and run a distance of 242.23 feet along said easement centerline to a point; thence turn 17 deg. 29 min. 12 sec. left and run a distance of 71.40 feet along said easement centerline to a point; thence turn 29 deg. 10 min. 28 sec. left and run a distance of 68.47 feet along said easement centerline to a point; thence turn 13 deg. 33 min. 37 sec. left and run a distance of 218.56 feet along said easement centerline to a point; thence turn 23 deg. 04 min. 44 sec. right and run a distance of 80.04 feet along said easement centerline to a point of termination.

Subject to easement described in Instrument #20070925000450320 in the Probate Office of Shelby County, Alabama.

PARCEL #4
From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1015.62 feet to a ½" rebar, being the Point of Beginning of herein described parcel of land; thence continue along said course for a distance of 27.71 feet to a ½" rebar on the Northeasterly boundary of County Highway #83 (80 ' R.O.W.), said point being 310.84 feet East of a 5/8 " rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 517.66 feet along said highway boundary to a ½" rebar on the West boundary of aforementioned NW 1/4 - SE 1/4; thence continue along said course for a distance of 199.91 feet to a ½" rebar set by Court Decree, Case No. CV-2001-984; thence turn 38 deg. 58 min. 47 sec. right and run a distance of 95.53 feet along a Court Decree boundary to a ½" rebar; thence turn 88 deg. 10 min. 40 sec. right and run a distance of 116.59 feet to a ½" rebar on the West boundary of the NW 1/4 - SE 1/4 of Section 21, T19S, R2E; thence continue along said course for a distance of 339.14 feet to a ½" rebar; thence turn 89 deg. 47 min. 49 sec. right and run a distance of 80.00 feet to a ½" rebar; thence continue along said course for a distance of 587.27 feet to the Point of Beginning of herein described parcel of land, containing 4.20 acres.

Also right to use and subject to the following non-exclusive easements for ingress, egress and utilities described as follows:
EASEMENT "A"
From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1044.33

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feet to a ½" rebar on the Northeasterly boundary of County Highway #83 (80' R.O.W.), said point being 310.84 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 58.06 feet along said highway boundary to the Point of Beginning of the centerline of herein described 20' non-exclusive easement for Ingress and egress; thence turn 126 deg. 54 min. 25 sec. right and run a distance of 215.02 feet along said easement centerline to a point; thence turn 02 deg. 48 min. 29 sec. left and run a distance of 242.23 feet along said easement centerline to a point; thence turn 17 deg. 29 min. 12 sec. left and run a distance of 71.40 feet along said easement centerline to a point; thence turn 29 deg. 10 min. 28 sec. left and run a distance of 68.47 feet along said easement centerline to a point; thence turn 13 deg. 33 min. 37 sec. left and run a distance of 218.56 feet along said easement centerline to a point; thence turn 23 deg. 04 min. 44 sec. right and run a distance of 80.04 feet along said easement centerline to a point of termination.

EASEMENT "B"
From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1044.33 feet to a ½" rebar on the Northeasterly boundary of County Highway #83 (80' R.O.W.), said point being 310.84 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 577.21 feet along said highway boundary to the Point of Beginning of the centerline of herein described 20' non-exclusive easement for ingress and egress; thence turn 109 deg. 41 min. 13 sec. right and run a distance of 43.91 feet along said easement centerline to a point; thence turn 04 deg. 07 min. 15 sec. left and run a distance of 137.72 feet along said easement centerline to a point; thence turn 00 deg. 23 min. 46 sec. left and run a distance of 101.02 feet along said easement centerline to a point; thence turn 03 deg. 24 min. 30 sec. right and run a distance of 91.66 feet along said easement centerline to a point; thence turn 04 deg. 42 min. 10 sec. right and run a distance of 175.53 feet along said easement centerline to a point; thence turn 08 deg. 15 min. 24 sec. left and run a distance of 155.44 feet along said easement centerline to a point; thence turn 16 deg. 19 min. 05 sec. right and run a distance of 153.18 feet along said easement centerline to a point; thence turn 05 deg. 44 min. 19 sec. right and run a distance of 234.90 feet along said easement centerline to a point of termination.

EASEMENT "C"
From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1044.33 feet to a ½" rebar on the Northeasterly boundary of County Highway #83 (80' R.O.W.) said point being 310.84 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 701.19 feet to the Point of Beginning of the centerline of herein described 20' non-exclusive easement for ingress and egress; thence turn 43 deg. 14 min. 27 sec. right and run a distance of 109.16 feet along said easement centerline to a point of termination.

Subject to easement described in Instrument #20070925000450320 in the Probate Office of Shelby County, Alabama.

PARCEL #8
From a 5/8" rebar at the N.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the North boundary of said NW 1/4 - SE 1/4 for a distance of 339.73 feet to a ½" rebar, being the Point of Beginning of herein described parcel of land; thence continue along said course for a distance of 339.73 feet to a ½" rebar that is 679.46 feet East of a #60 common nail at the N.W. corner of said NW 1/4 - SE 1/4; thence turn 90 deg. 22 min. 08 sec. left and run a distance of 665.99 feet to a ½" rebar; thence turn 89 deg. 50 min. 52 sec. left and run a distance of 339.13 feet to a ½" rebar; thence turn 90 deg. 06 min. 05 sec. left and run a distance of 664.71 feet to the Point of Beginning of herein described parcel of land, containing 5.19 acres.

Also right to use and subject to a non-exclusive easement for ingress, egress and utilities described as follows:
EASEMENT "B"

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From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1044.33 feet to a ½" rebar on the Northeasterly boundary of County Highway #83 (80' R.O.W.), said point being 310.84 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 577.21 feet along said highway boundary to the Point of Beginning of the centerline of herein described 20' non-exclusive easement for ingress and egress; thence turn 109 deg. 41 min. 13 sec. right and run a distance of 43.91 feet along said easement centerline to a point; thence turn 04 deg. 07 min. 15 sec. left and run a distance of 137.72 feet along said easement centerline to a point; thence turn 00 deg. 23 min. 46 sec. left and run a distance of 101.02 feet along said easement centerline to a point; thence turn 03 deg. 24 min. 30 sec. right and run a distance of 91.66 feet along said easement centerline to a point; thence turn 04 deg. 42 min. 10 sec. right and run a distance of 175.53 feet along said easement centerline to a point; thence turn 08 deg. 15 min. 24 sec. left and run a distance of 155.44 feet along said easement centerline to a point; thence turn 16 deg. 19 min. 05 sec. right and run a distance of 153.18 feet along said easement centerline to a point; thence turn 05 deg. 44 min. 19 sec. right and run a distance of 234.90 feet along said easement centerline to a point of termination

PARCEL #9

From a 5/8" rebar at the N.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, being the Point of Beginning of herein described parcel of land, run thence West along the North boundary of said NW 1/4 - SE 1/4 for a distance of 339.73 feet to a ½" rebar that is 1019.19 feet East of a #60 common nail at the N.W. corner of said NW 1/4 - SE 1/4; thence turn 90 deg. 19 min. 04 sec. left and run a distance of 664.71 feet to a ½" rebar; thence turn 89 deg. 53 min. 55 sec. left and run a distance of 339.13 feet to a ½" rebar on the East boundary of said NW 1/4 - SE 1/4, said point being 663.42 feet North of a 1" pipe at the S.E. corner of said NW 1/4 - SE 1/4; thence turn 90 deg. 03 min. left and run a distance of 663.42 feet to the Point of Beginning of herein described parcel of land, containing 5.18 acres.

Also right to use and subject to a non-exclusive easement for ingress, egress and utilities described as follows:

EASEMENT "B"

From a 1" pipe at the S.E. corner of the NW 1/4 - SE 1/4 of Section 21, T19S-R2E, run thence West along the South boundary of said NW 1/4 - SE 1/4 for a distance of 1044.33 feet to a ½" rebar on the Northeasterly boundary of County Highway #83 (80' R.O.W.), said point being 310.84 feet East of a 5/8" rebar at the S.W. corner of said NW 1/4 - SE 1/4; thence turn 53 deg. 03 min. 35 sec. right and run a distance of 577.21 feet along said highway boundary to the Point of Beginning of the centerline of herein described 20' non-exclusive easement for ingress and egress; thence turn 109 deg. 41 min. 13 sec. right and run a distance of 43.91 feet along said easement centerline to a point; thence turn 04 deg. 07 min. 15 sec. left and run a distance of 137.72 feet along said easement centerline to a point; thence turn 00 deg. 23 min. 46 sec. left and run a distance of 101.02 feet along said easement centerline to a point; thence turn 03 deg. 24 min. 30 sec. right and run a distance of 91.66 feet along said easement centerline to a point; thence turn 04 deg. 42 min. 10 sec. right and run a distance of 175.53 feet along said easement centerline to a point; thence turn 08 deg. 15 min. 24 sec. left and run a distance of 155.44 feet along said easement centerline to a point; thence turn 16 deg. 19 min. 05 sec. right and run a distance of 153.18 feet along said easement centerline to a point; thence turn 05 deg. 44 min. 19 sec. right and run a distance of 234.90 feet along said easement centerline to a point of termination

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, *Section 40.22.1*

Grantor's Name : Estate of Maxine Barber
Mailing Address 436 Hwy 83
Harpersville, AL 35078

Grantee's Name: Rebecca Ann Hopson
Mailing Address: 436 Hwy 83
Harpersville, AL 35078

Property Address:
Harpersville, AL 35078

Date of Sale 11-3-14
Total Purchase Price $
or
Actual Value $
or
Assessor's Market Value $ 114,800.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____Bill of Sale
_____Sales Contract
____Closing Statement
____ Appraisal
__x__ Other –Assessor's Office

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address -the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975§ 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975§ 40-22-1 (h).

Date 11-3-14

* Sign Darlone Barber Kysor
(Grantor/Grantee/Owner/Agent) **circle one**

Print Darlone Barber Kysor

_____Unattested

(Verified by)

Form **RT-1**

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