

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

Send Tax Notice to:
Darlene Kyser
436 Highway 83
Harpersville, AL 35078

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; Rebecca Ann Hopson, married; Kathy Regina Barber, unmarried, individually and as personal representative of the Estate of Randy Earl Barber, deceased, Shelby County Probate Court, Case No. PR-2008-000029; and, Wendy Nicole Mathis, married (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Darlene Kyser, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL #7

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 679.46 feet to a 1/2" 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 1/2" rebar that is 339.73 feet East of a #60 common nail at the N.W. corner of said NW 1/4 - SE1/4; thence turn 90 deg. 25 min. 11 sec. left and run a distance of 774.28 feet to a 1/2" rebar; thence turn 103 deg. 04 min. 51 sec. left and run a distance of 348.16 feet to a 1/2" rebar; thence turn 76 deg. 52 min. 06 sec. left and run a distance of 665.99 feet to the Point of Beginning of herein described parcel of land, containing 5.51 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 1/2" 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.

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.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSE.

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.


20141110000354560 1/4 \$30.00
Shelby Cnty Judge of Probate, AL
11/10/2014 03:31:17 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of November, 2014.

Darlene Barber Kyser

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

Rebecca Ann Hopson

Rebecca Ann Hopson

Kathy Regina Barber

Kathy Regina Barber, individually and as
Personal Representative of the Estate of Randy Earl
Barber, Deceased, Case No. PR-2008-000029

Wendy Nicole Mathis

Wendy Nicole Mathis

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.



My Commission Expires: 9/12/15

William R. J.
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rebecca Ann Hopson, 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 she executed the same voluntarily on the day the same bears date.

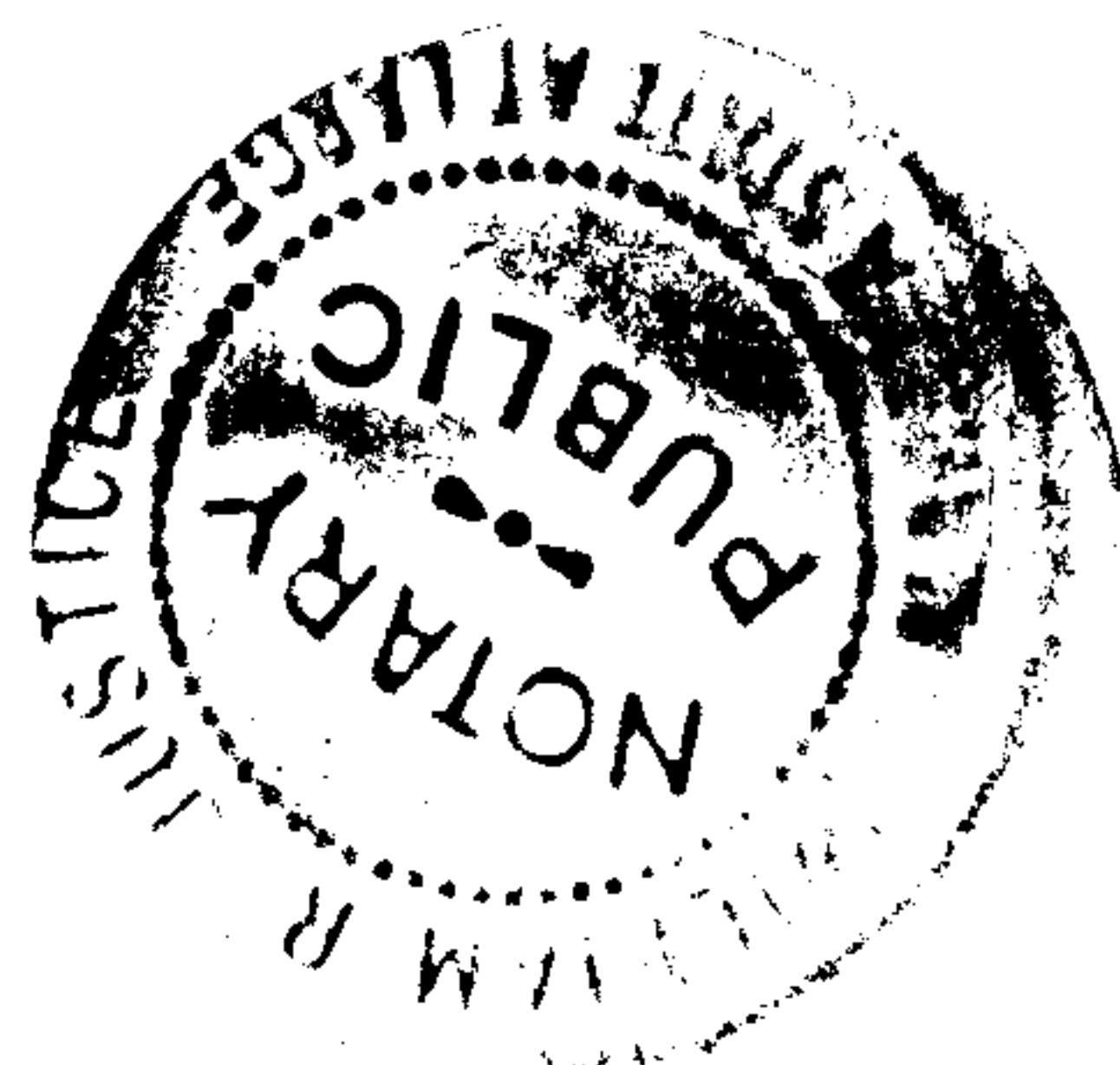
Given under my hand and official seal this 3rd day of November, 2014.

My Commission Expires: 9/12/15

William R. J.
Notary Public



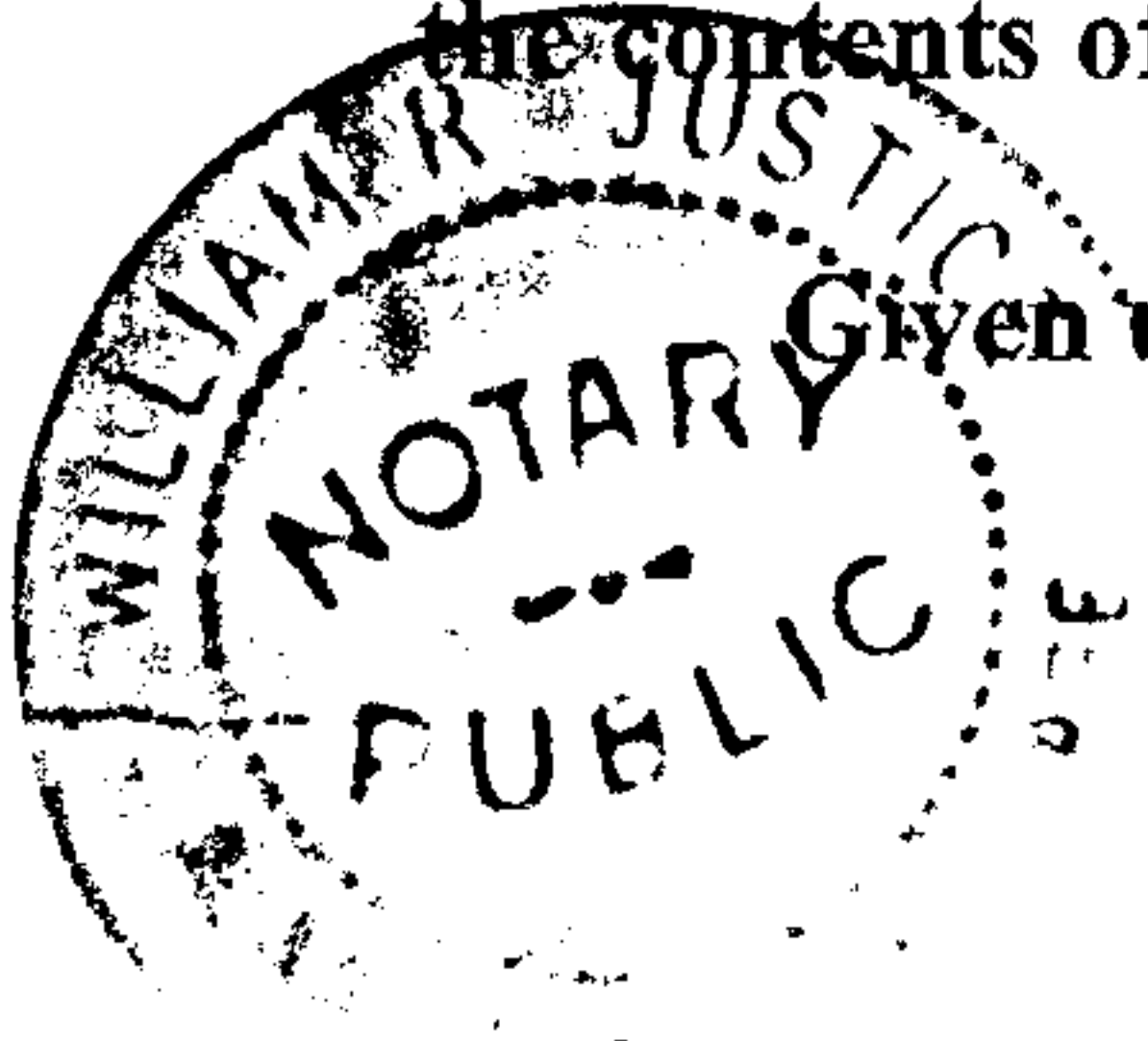
20141110000354560 2/4 \$30.00
Shelby Cnty Judge of Probate, AL
11/10/2014 03:31:17 PM FILED/CERT



STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kathy Regina Barber, whose name individually and as Personal Representative of the Estate of Randy Earl Barber, deceased, Case No. PR-2008-000029, 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.

William R. Justice
Notary Public

My Commission Expires: 9/12/15

STATE OF ALABAMA

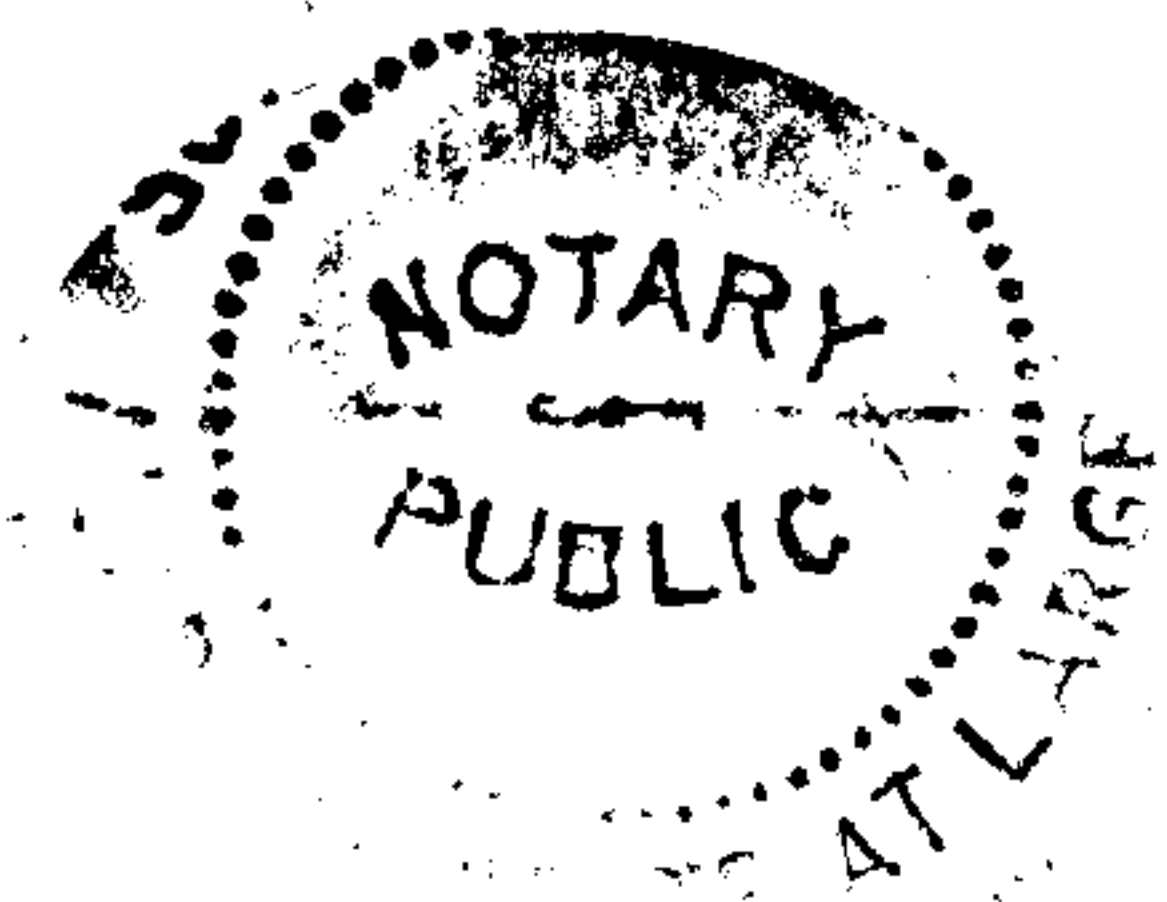
COUNTY OF Houston

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wendy Nicole Mathis, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, 2014.

Susan Crawford
Notary Public

My Commission Expires: 4-25-16



20141110000354560 3/4 \$30.00
Shelby Cnty Judge of Probate, AL
11/10/2014 03:31:17 PM FILED/CERT

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

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

Date of Sale 11-3-14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 77,571.00

_____ Bill of Sale
 _____ Sales Contract
 _____ Closing Statement

_____ Appraisal
 x Other – Tax 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.

20141110000354560 4/4 \$30.00
Shelby Cnty Judge of Probate, AL
11/10/2014 03:31:17 PM FILED/CERT