

THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Lucie Watkins Harding
6341 Highway 47
Columbiana, AL 35051

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty-Five Thousand and 00/100 (\$145,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Kurtis Williams and Amy L. Williams, husband and wife**, (hereinafter referred to as GRANTORS), whose address is 3110 Highway 69, Chelsea, Alabama, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Lucie Watkins Harding and Brandon S. Harding, wife and husband**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 deg. 46 min. 25 sec. East along the West boundary of said 1/4 1/4 section for a distance of 659.22 feet; thence proceed North 89 deg. 45 min. 00 sec., East for a distance of 603.56 feet; thence proceed South 12 deg. 11 min. 10 sec. West for a distance of 106.82 feet; thence proceed North 90 deg. 00 min. East for a distance of 214.92 feet to a 1/2" rebar in place, said point being the point of beginning; from this beginning point, continue North 90 deg. East for a distance of 204.56 feet to a 1" pipe in place being located on the Westerly right of way of Shelby County Road No. 47; thence proceed South 12 deg. 55 min. 06 sec. West along the Westerly right of way of said road for a distance of 250.20 feet to a 1/2" rebar in place; thence proceed North 78 deg. 41 min. 40 sec. West for a distance of 175.07 feet to a 1/2" rebar in place; thence proceed North 06 deg. 16 min. 36 sec. East for a distance of 210.81 feet to the point of beginning. the above described tract is located in the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

Property Address: 6341 Highway 47, Columbiana, AL 35051

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

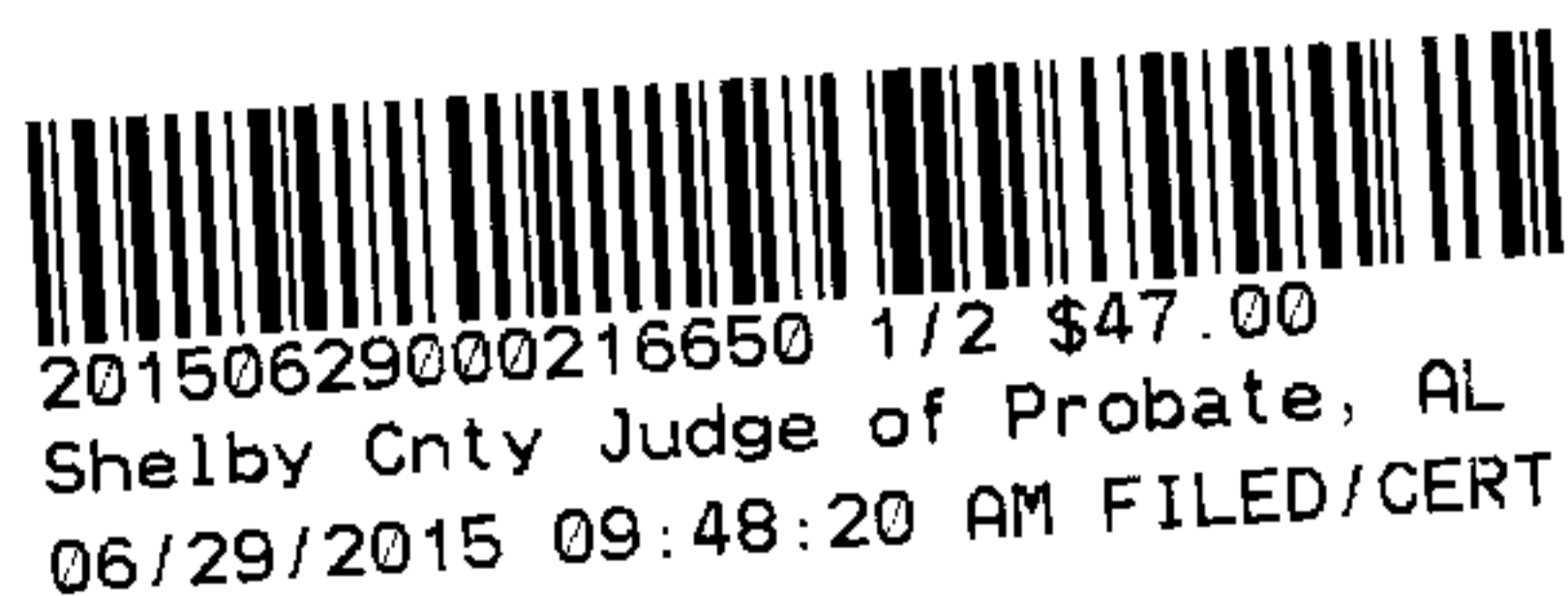
\$115,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 26th day of June, 2015.

B.S.H.
JWH



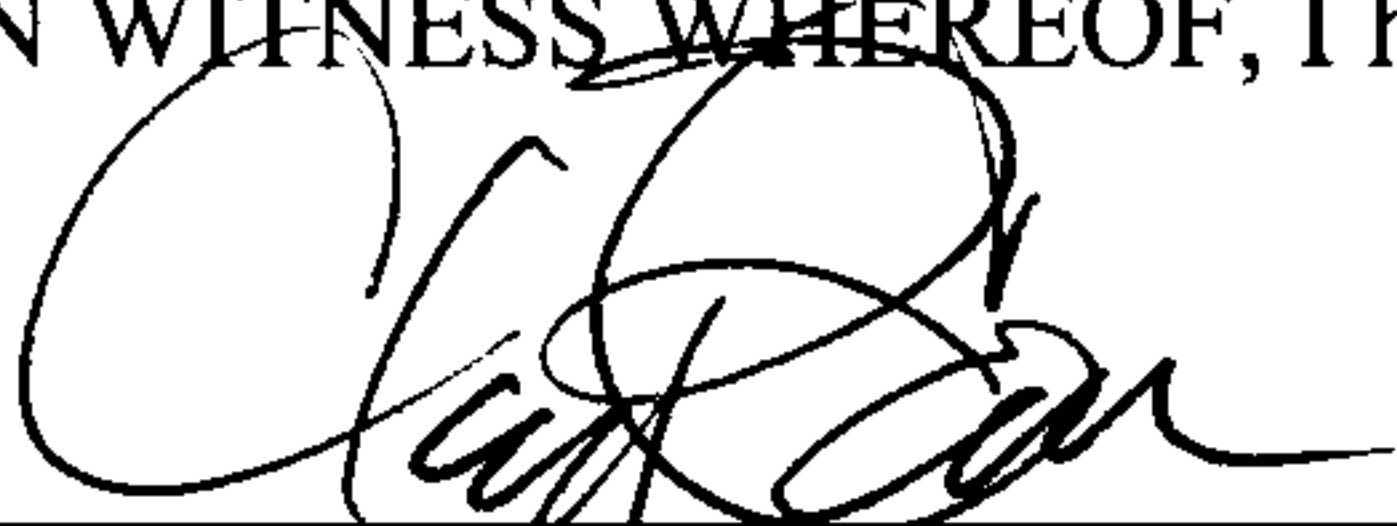
Amy L. Williams
Kurtis Williams, by and through his
Attorney in Fact Amy L. Williams

Amy L. Williams
Amy L. Williams

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Amy L. Williams whose name is signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of June, 2015.




NOTARY PUBLIC
My Commission Expires: 12/28/18


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy L. Williams, whose name as Attorney in Fact for Kurtis Williams, a married individual, 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 Instrument, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of June, 2015.



NOTARY PUBLIC
My Commission Expires: 12/28/18


20150629000216650 2/2 \$47.00
Shelby Cnty Judge of Probate, AL
06/29/2015 09:48:20 AM FILED/CERT