

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



20210921000458870 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/21/2021 09:01:48 AM FILED/CERT

WARRANTY DEED FOR EASEMENT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Phillip Hartsfield, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Andrea Caitlin (herein referred to as GRANTEE) an easement over real estate situated in Shelby County, Alabama, described as follows, to-wit:

An easement for ingress, egress, and utilities over and across an existing drive through Parcel 5 and Parcel 4, Hartsfield Family Estate Survey as recorded in Map Book 14, Page 50-B, in the Probate Office of Shelby County, Alabama. This easement runs from New Bridge Lane to Parcel 3 of said Hartsfield Family Estate Survey.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, and her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, and her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

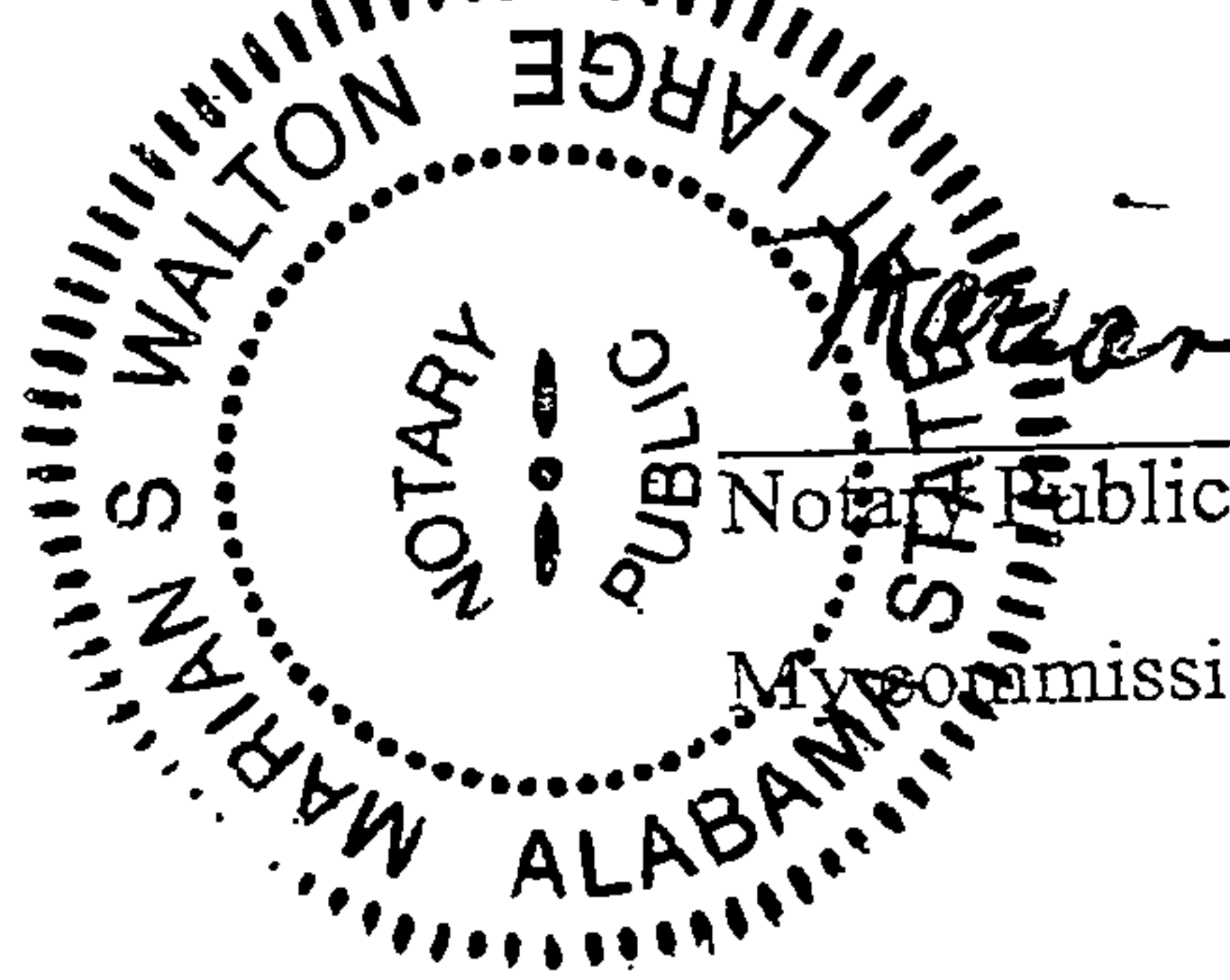
7th day of September, 2021.


Phillip Hartsfield

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip Hartsfield, 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 7th day of September, 2021.



Thomas S. Walton

Notary Public

My commission expires:

7/28/2025



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