

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby, Esq.
152 Main Street, Suite 100
Trussville, AL 35173

Send Tax Notice To:
Hubert Hardeman
1303 Hwy 81
Vincent, AL 35178 .

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Sixty Five Thousand and NO/100 Dollars---(\$65,000.00) to the undersigned grantor, **Rex Norris, an unmarried man** of 7151 Old Springville Road, Pinson, AL 35126, (herein referred to as Grantor), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Hubert Hardeman** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

See Attached Exhibit for Legal Description

Property Address: 1303 Hwy 81, Vincent, AL 35178.

Subject to easements and restrictions of record, and ad valorem taxes, a lien but not yet payable.

Mineral and mining rights excepted not owned by grantor.

This deed has been prepared using information provided by the grantors herein, and is without benefit of title or survey.

The entire purchase price herein was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signatures and seals, this the 9th day of January, 2025.

Rex Norris
Rex Norris

STATE OF ALABAMA *
JEFFERSON COUNTY*

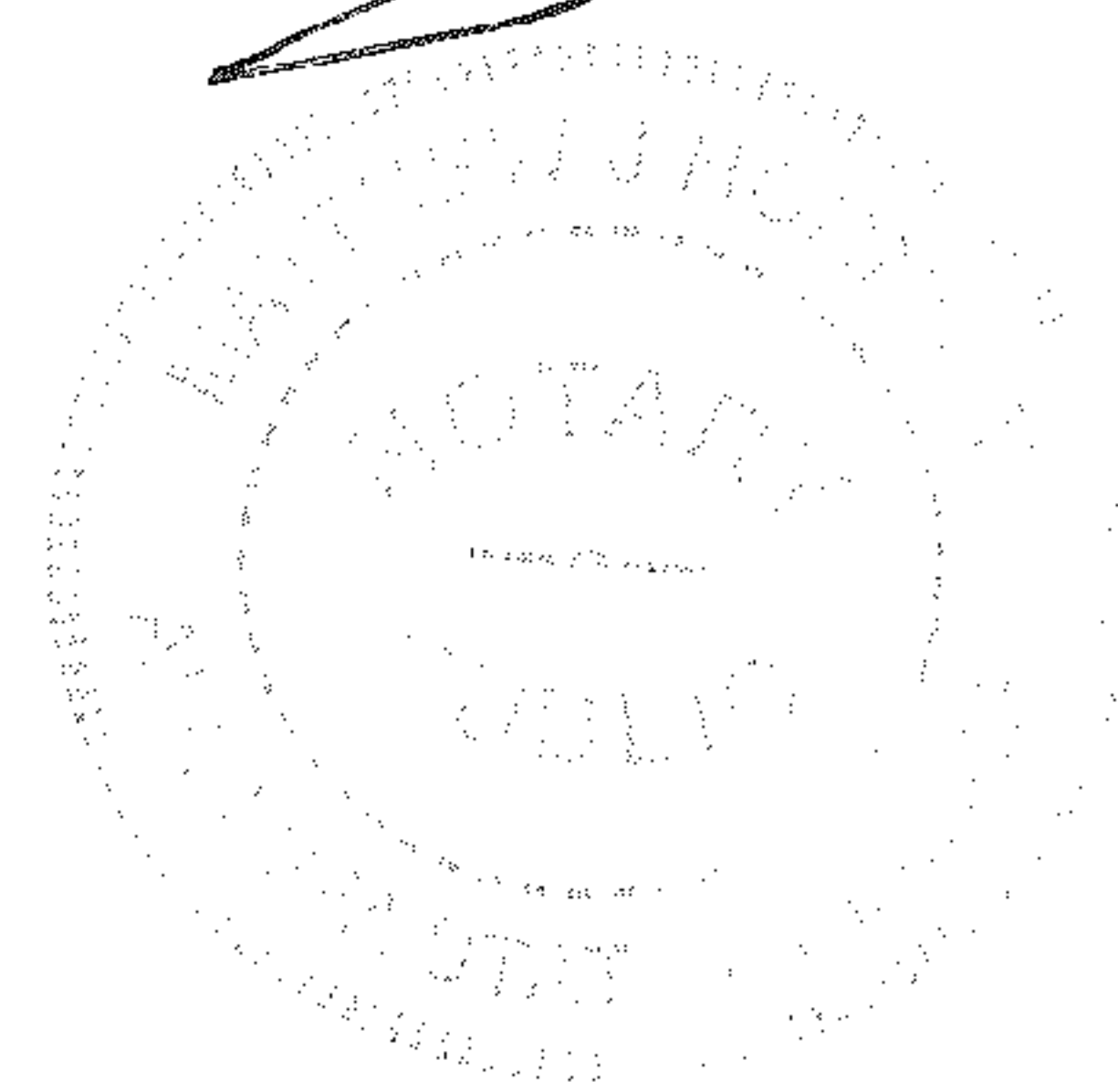
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rex Norris, an unmarried man**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of January, 2025.

My Commission Expires: 9/17/28

[Signature]
Notary Public



Legal Description

"A lot or parcel of land located in the NE ¼ of the NE ¼ of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as commencing at the Northeast Corner of said Section 9; thence North 87 degrees 47 minutes West along the North Line of said Section 9, 468.27 feet; thence South 2 degrees, 05 minutes west along the old wire fence and hedge row 698 , 39 feet to the place of beginning; thence from the place of beginning South 75 degrees 40 minutes East 191.56 feet; thence South 13 degrees 20 minutes West 415.49 feet to the North right of way line of Shelby County Road No. 81; thence along the North right of way line of said road and around a curve to the left, the chord bearing distance of 87 degree 40 minutes West 106.86 feet to said old wire fence; thence North 2 degrees 05 minutes East along said fence 444.4 feet to the place of beginning, being situated in Shelby County, Alabama."

Parcel Number : #072090001001.003

Property address : 1303 Hwy 81, Vincent, AL. 35178



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/09/2025 03:40:27 PM
 \$29.00 JOANN
 20250109000010670

Allen S. Bayl