

This instrument was prepared without benefit of title evidence by:

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

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



20250115000014670 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
01/15/2025 11:50:43 AM FILED/CERT

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 J. W. Hardy personal representative of the Estate of Annie Mae Hardy, deceased, Shelby County Probate Court Case No. PR-2004-000646 (herein referred to as GRANTOR) pursuant to the power given to him in her will does grant, bargain, sell and convey unto the City of Vincent, Alabama (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

The portion of the right-of-way for a public street or road plus public utilities, described on the attached Exhibit A, that crosses GRANTOR'S property Parcel # 07 1 01 0 001 015.000.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and its successors 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 its successors and assigns forever against the lawful claims of all persons.

GRANTOR further covenants and agrees that the purchase price stated above is in full compensation to GRANTOR for this conveyance and hereby releases GRANTEE and all of its employees, officers, and agents from any and all damages to GRANTOR's remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement,



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landscaping, maintenance or repair of any public street or road and public utilities that may be so
locate on the property hereby conveyed.

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

27 day of June, 2020²²

J. W. Hardy
J. W. Hardy

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
J. W. Hardy, whose name as personal representative of the estate of Annie Mae Hardy, deceased, 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 as such personal representative executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, 2020²²

Sam Hain
Notary Public





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EXHIBIT A

HARDY DRIVE - A 40' wide right-of-way for a public street or road, plus public utilities, lying 20' either side of and parallel to the following described centerline:

Commence at the NW Corner of Section 1, Township 19 South, Range 2 East, Shelby County, Alabama; thence N89°30'50"E for a distance of 271.17'; thence S04°47'13"E for a distance of 466.78'; thence N74°01'39"W for a distance of 10.98' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S09°40'43"W for a distance of 66.74'; thence S14°38'53"W for a distance of 16.99' to a curve to the left, having a radius of 300.00', and subtended by a chord bearing S11°12'10"E, and a chord distance of 260.92'; thence along the arc of said curve for a distance of 269.94'; thence S36°58'47"E for a distance of 59.14' to a curve to the right, having a radius of 70.00', and subtended by a chord bearing S11°33'07"E, and a chord distance of 60.11'; thence along the arc of said curve for a distance of 62.13'; thence S13°52'34"W for a distance of 46.95' to a curve to the left, having a radius of 65.00', and subtended by a chord bearing S20°34'46"E, and a chord distance of 73.55'; thence along the arc of said curve for a distance of 78.18'; thence S55°02'06"E for a distance of 26.34' to a curve to the left, having a radius of 101.88', and subtended by a chord bearing S73°43'34"E, and a chord distance of 73.21'; thence along the arc of said curve for a distance of 74.88'; thence N84°02'08"E for a distance of 51.48' to a curve to the right, having a radius of 80.00', and subtended by a chord bearing S68°52'43"E, and a chord distance of 72.85'; thence along the arc of said curve for a distance of 75.64'; thence S41°47'35"E for a distance of 79.58'; thence S55°35'48"E for a distance of 111.26'; thence S55°06'42"E for a distance of 152.01' to a curve to the right, having a radius of 75.00', and subtended by a chord bearing S41°13'33"E, and a chord distance of 36.00'; thence along the arc of said curve for a distance of 36.35' to the Northerly R.O.W. line of Shelby County Highway 466 and the POINT OF ENDING OF SAID CENTERLINE.

HARDY LANE - A 40' wide right-of-way for a public street or road, plus public utilities, lying 20' either side of and parallel to the following described centerline:

Commence at the NW Corner of Section 1, Township 19 South, Range 2 East, Shelby County, Alabama; thence N89°30'50"E for a distance of 271.17'; thence S04°47'13"E for a distance of 466.78'; thence S59°26'55"E for a distance of 667.20' to the POINT OF BEGINNING OF SAID CENTERLINE and a curve to the right, having a radius of 50.00', and subtended by a chord bearing S02°28'34"W, and a chord distance of 37.82'; thence along the arc of said curve for a distance of 38.78'; thence S24°41'51"W for a distance of 48.07'; thence S32°16'18"W for a distance of 71.50' to a curve to the right having a radius of 100.00', and subtended by a chord bearing S49°48'24"W, and a chord distance of 60.26'; thence along the arc of said curve for a distance of 61.21'; thence S67°20'30"W for a distance of 35.48' to a curve to the left, having a radius of 70.00', and subtended by a chord bearing S28°15'13"W, and a chord distance of 88.27'; thence along the arc of said curve for a distance of 95.51'; thence S10°50'04"E for a distance of 53.84'; thence S14°32'46"E for a distance of 55.11' to the centerline of Easement A and the POINT OF ENDING OF SAID CENTERLINE.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name JW Hardy
Mailing Address 119 Fleming Road
Vincent AL 35178

Grantee's Name City of Vincent
Mailing Address PO Box 49
Vincent AL 35178

Property Address Easement
119 Fleming Road
Vincent AL 35178

Date of Sale _____
Total Purchase Price \$ 100

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 January 15 2025

Unattested

(verified by)

Print Helen Thweatt

Sign Helen Thweatt

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1