

#1600.00

This instrument was prepared by

(Name) James E. Harris  
930 First Alabama Bank Bldg.  
(Address) Birmingham, Ala. 35203



**Jefferson Land Title Services Co., Inc.**  
316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8929  
BIRMINGHAM, ALABAMA 35201  
AGENTS FOR  
*Mississippi Valley Title Insurance Company*

WARRANTY DEED

588

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Scott T. Richards and wife, Gearlene M. Richards

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Scott T. Richards, Jr. and Carol Richards Miller

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: •

A one third undivided interest in and to the following described property: From the SE corner of Sec. 12, Twp 24 No., Range 15 E. run North 3° 30'W for a distance of 703.8 feet more or less to a point on the South right of way of riverfront street; thence proceed on a compass reading of N80°W for a distance of 369.7 feet to a point of beginning. From the point thus obtained proceeds South 35°46'W for a distance of 127.4 feet; thence proceed N75°13'E for a distance of 90 feet; thence proceed 98.5 feet to the point of beginning.

Said property to be a small triangular piece of property located in the SE 1/4 of the SE 1.4 of Sec. 12, Twp 24N, Range 15E in Shelby County, Alabama. Said property being the property conveyed in deed recorded in Book 259, Page 661, in the Probate Office of Shelby County, Alabama.

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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of June, 19 82

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
JUN 17 1982 AM 10:31

Scott T. Richards (SEAL)

Gearlene M. Richards (SEAL)

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County,  
in said State, hereby certify that

Scott T. Richards and wife, Gearlene M. Richards

whose name(s) are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of June, A.D. 19 82

NOTARY  
Margaret A. Adams  
Notary Public