

1745

TITLE NOT EXAMINED

Prepared by

Henry E. Lagman, Attorney at Law

P.O. Box 43269, Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY FIVE THOUSAND AND 00/100 in hand paid and the execution of a purchase money mortgage of One hundred and fifteen thousand and 00/100 (\$115,000.00) to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged I,

Raymond H. Steele

(herein referred to as grantors) do grant, bargain, sell and convey unto

Vernon R. Ray Jr. and Jeffrey P. Vantosh

(herein referred to as Grantees) as tenants in common without the right of survivorship, their heirs and assigns forever it being the intention of the parties to this conveyance, to create a tenancy in common and convey the entire interest in fee simple, to such tenants in common together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the NE corner of NW 1/4 of SE 1/4 of Section 16, Township 19, Range 2 West, thence west along 1/4 1/4 line 557 feet to center of old dirt road; thence 130 deg. 30 min. left 467.5 feet; thence 46 deg. right 93.3 feet; thence 19 deg. left 182.2 feet to Valleydale Road right of way; thence northeasterly along Valleydale Road 306.5 feet to Riches Corner; thence North 2 deg. 30 min. west and parallel to East boundary line of said forty 423 feet to point of beginning; being situated in Shelby County, Alabama

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEES as tenants in common in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

That I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators

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shall warrant and default and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand (s) and seal(s), this _____ day of _____, 198_____.

WITNESS:

Richmond H. Steele

Richmond H. Steele, and wife,
Katie Sue Steele
Katie Sue Steele

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond H. Steele whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 23rd day of August A.D. 19885.

Virginia B. Butler
NOTARY PUBLIC

STATE OF ALABAMA) GENERAL ACKNOWLEDGEMENT
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katie Sue Steele whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 23rd day of August A.D. 1985.

Virginia B. Butler
NOTARY PUBLIC

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 OCT -2 PM 4:30

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed tax - 35.00
Rec 5.00
Ind. 1.00
41.00

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