

1207

SEND TAX NOTICE TO:

Richard & Patricia Ryel

(Name) Stephen & Janet Cox

(Address) James, Jr. & Lee Peavy

1776 Independence Court
Birmingham, AL 35216

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY THOUSAND DOLLARS AND NO/100-----

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

Gregory A. Helms and wife, Jamie P. Helms

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Richard B. Ryel; Patricia A. Ryel; Steven T. Cox; Janet P. Cox
James Y. Peavey, Jr. and Lee A. Peavey(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

PARCEL I:

The NE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 4 West,
Shelby County, Alabama.

PARCEL II:

That part of the SE 1/4 of the NE 1/4, lying North and West of centerline
of Cahaba River, being situated in Section 25, Township 20 South, Range 4 West,
Shelby County, Alabama.Together with the right to the use of a non-exclusive easement for roadway
purposes over a strip of land sixty (60) feet wide, being situated partly
in the West half of the Southwest quarter of Section 19, Township 20 South,
Range 3 West and partly in the Southeast quarter of the Southeast quarter
of Section 24, Township 20 South, Range 4 West of the Huntsville Principal
Meridian, Shelby County, Alabama as shown in easement described in Real Record
058, Page 326, in the Probate Office of Shelby County, Alabama.

THIS DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR AND HIS SPOUSE.

\$130,000.00 of the purchase price recited above was paid from a mortgage loan simultaneously
herewith.

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 the said GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 14
day of April, 1988.STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 APR 18 AM 10:22

JUDGE OF PROBATE

1. Deed Tax \$20.00

2. Mtg. Tax

3. Recording Fee (Seal)

4. Indexing Fee (Seal)

TOTAL 27.50

(Seal)

Gregory A. Helms

Jamie P. Helms

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Gregory A. Helms and wife, Jamie P. Helms
whose names 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 14 day of April, A. D., 1988.

D. L. Bank

Ramona S. White

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