

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

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WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND FIVE HUNDRED & NO/100— (\$159,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Floyce Carter and wife, Frances Carter (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Earl Ridolphi, Jr., a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description Attached as Exhibit "A"

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$108,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: Route 4, Box 759^{1/2}, Alabaster, Alabama 35007

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, we have hereunto set our hands and seals, this 29th day of December, 1989.

Floyce Carter (SEAL)
Floyce Carter

Frances Carter (SEAL)
Frances Carter

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Floyce Carter and wife, Frances Carter 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 29th day of December A.D., 1989

[Signature]
Notary Public

My Commission Expires March 10, 1991

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EXHIBIT "A"

Parcel I

A parcel of land lying in the NW 1/4 and the SW 1/4 of the SE 1/4, Section 9, Township 21 South, Range 2 West, and more particularly described as follows:

Starting at a capped iron marker at the Southeast corner of the said NW 1/4; SE 1/4, which is the point of beginning, run Northerly along the East 1/4 1/4 line for 666.36 feet to an iron marker; thence turn 86 deg. 46 min. left and run Westerly for 981.04 feet to an iron marker; thence turn 93 deg. 14 min. left and run Southerly for 666.93 feet to an iron marker; thence turn 93 deg. 12 min. right and run Westerly for 321.07 feet to a point; thence turn 91 deg. 41 min. left and run Southerly for 201.0 feet to the center of a chert road; thence turn 88 deg. 11 min. left and run Easterly along the center line of said chert road for 688.0 feet around a button hook turn to the right to an iron marker, offset to the side of the road; thence from the center line of said road, looking Southwesterly, turn an interior angle of 100 deg. 30 min. to the left and run Southeasterly for 449.2 feet to an iron marker; thence turn 70 deg. 13 min. to the left and run Northeasterly for 472.0 feet to the point of beginning; being situated in Shelby County, Alabama. Less and except any portion of subject property lying within a paved road being an unnamed county road.

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1. Dead Tax	\$ 51.00
2.	
3.	5.00
4.	3.00
5.	
6.	1.00
7.	
8.	60.00

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

90 JAN -4 PM 2:56

Thomas A. Snowden, Jr.
JUDGE OF PROBATE