

## THE STATE OF ALABAMA

COUNTY OF SHELBY

3626

THIS INDENTURE, made and entered into on this 12th day of April, 1962, by and between H.W. RICHARDS LUMBER COMPANY, INC.

party of the first part, and ERNEST C. HUGHES AND WIFE, PATRICIA A. HUGHES

part IES of the second part:

WITNESSETH: THAT, FOR AND IN CONSIDERATION of the sum of (\$1.00)

ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS-----Dollars

to the party of the first part in hand paid by the part ies of the second part, the receipt whereof is hereby acknowledged, the party of the first part has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the parties of the second part, the following described real property, to-wit:

A lot, 100 feet by 75 feet, in the town of Columbiana, Alabama, being a part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 23, Township 21, Range 1 West, and more particularly described as follows:

Beginning at a point on the West side of Main Street 609 feet North of the NE Corner of what is known as the J. L. Peters Lot which is also 15 feet South of a large ditch or gully being the point of beginning of property herein conveyed; thence North along West Line of Main Street 75 feet; thence West at right angles 100 feet; thence South and parallel to Main Street 75 feet; thence East 100 feet to the point of beginning.

All lying and being in Shelby County, Alabama.



TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments, and appurtenances therunto belonging or in anywise appertaining, unto the part ies of the second part, their heirs and assigns, in fee simple.

And the party of the first part does hereby covenant with the parties of the second part that it has lawfully seized in fee of the said premises, that it has a good right to sell and convey the same; that said premises are free from incumbrance, and that it will warrant, and will forever defend the title to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has hereto set its hand and seal, on this, the day and year herein first above written.

ATTEST:

B. L. Kewen  
Sec. & Treas.

H.W. RICHARDS LUMBER COMPANY

H.W. Richards  
President (L.S.)

(L.S.)

I, Eugene F. Edge, a Notary Public  
in and for said State and County, hereby certify that H.W. Richards, President and B.L. Keown,  
Sec. & Treas. 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 have executed the same voluntarily, on the day the same bears date.

GIVEN under my hand and seal on the 12th day of April A. D., 19 62

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 4/24/62  
RECORDED & \$ 5.00 MTG. TAX  
& \$ 5.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Eugene F. Edge  
My Commission Expires April 6, 1966

I, \_\_\_\_\_, a \_\_\_\_\_  
in and for said State and County, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
came before me the within named Conrad M. Fowler JUDGE OF PROBATE  
known to me to be the wife of the within named \_\_\_\_\_  
who being by me examined separate and apart from her husband touching her signature to the foregoing conveyance,  
acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats  
on the part of her husband.

In witness whereof I herunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

BOOK 220 PAGE 274

*H.W. Richards H.B.*

TO \_\_\_\_\_

WARRANTY DEED

THE STATE OF ALABAMA } ss

Office of Probate Judge.

I hereby certify that this instrument was  
filed in office for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_  
o'clock \_\_\_\_\_ M., and was duly recorded on  
the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
in Book \_\_\_\_\_ Register of Deeds, on pages  
\_\_\_\_\_ and examined.

Judge of Probate  
County, Alabama

*1.65  
50  
55  
2.80*