

10257

WARRANTY DEED

Alabama Title Co., Inc.

State of Alabama

JEFFERSON COUNTY; KNOW ALL MEN BY THESE PRESENTS

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor'S Billy G. Riley and Howard L. Stephenson, also known as Howard T. Stephenson

in hand paid by GRANTEES HEREIN

the receipt whereof is acknowledged WE the said

Billy G. Riley and Howard L. Stephenson, also known as Howard T. Stephenson do grant, bargain, sell and convey unto the said Billy G. Riley and wife, Virginia P. Riley

the following described real estate, situated in SHELBY County, Alabama,

to-wit: (Tract No. 1) Part of Southwest 1/4 of Northwest 1/4 of Section 7, Township 20 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama being more particularly described as follows: Begin at the N/E corner of S/W 1/4 of N/W 1/4 of said Section 7 for the point of beginning of tract of land herein described; thence in a Southerly direction along East boundary of said quarter-quartersection 1322.14 feet (Measured) to S/E corner thereof; thence turning an angle of 90 degrees 54 minutes and 15 seconds (measured) along the South boundary of said quarter-quarter section 75.97 feet; thence turning an angle of 48 degrees 25 minutes and 48 seconds to the right in Northwesterly direction 1224.67 feet to the point of intersection with the S/E Boundary of a County road right-of-way, said point being on the arc of a curve turning to the left in Northeasterly direction and having a radius of 5233.79 feet, said arc being subtended by a central angle of 6 degrees, 16 minutes, and 52 seconds and having a chord of 579.41 feet in length, said chord forming an angle of 86 degrees, 54 minutes and 27 seconds to the right from last mentioned course, having a length of 1224.67 feet, thence along said curve 579.70 feet to point of intersection with the North boundary of said quarter-quarter section: thence turning an angle of 44 degrees and 53 minutes to the right from last mentioned chord having a length of 579.41 feet in Easterly direction along North boundary of said quarter-quarter section 455.15 feet to the point of beginning.

Containing 16.09 acres, more or less.

Recorded in the Office of The Judge of Probate , Shelby County, Alabama Deed Book 252 Page 676.

SUBJECT TO THE FOLLOWING:

Taxes for the current year a lien but not yet payable.

TO HAVE AND TO HOLD, To the said GRANTEES

heirs and assigns forever.

And We do, for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, HIS, HER OR THEIR

heirs and assigns, that WE ARE lawfully seized in fee simple of said premises; that they are free from all encumbrances; EXCEPT AS NOTED ABOVE.

that WE have a good right to sell and convey the same as aforesaid; that WE will, and OUR heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, HIS, HER OR THEIR

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, WE have hereunto set OUR hand and seal

this 21st. day of May, 19 68

WITNESSES.

287
BOOK 253

~~_____~~
~~_____~~
~~_____~~

Billy G. Riley (Seal.)
Billy G. Riley
Howard T. Stephenson (Seal.)
Howard T. Stephenson

Return To:

TO

Billy G. Riley

Pl 7 Aug 471

35020

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

*50
145
1.95*

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

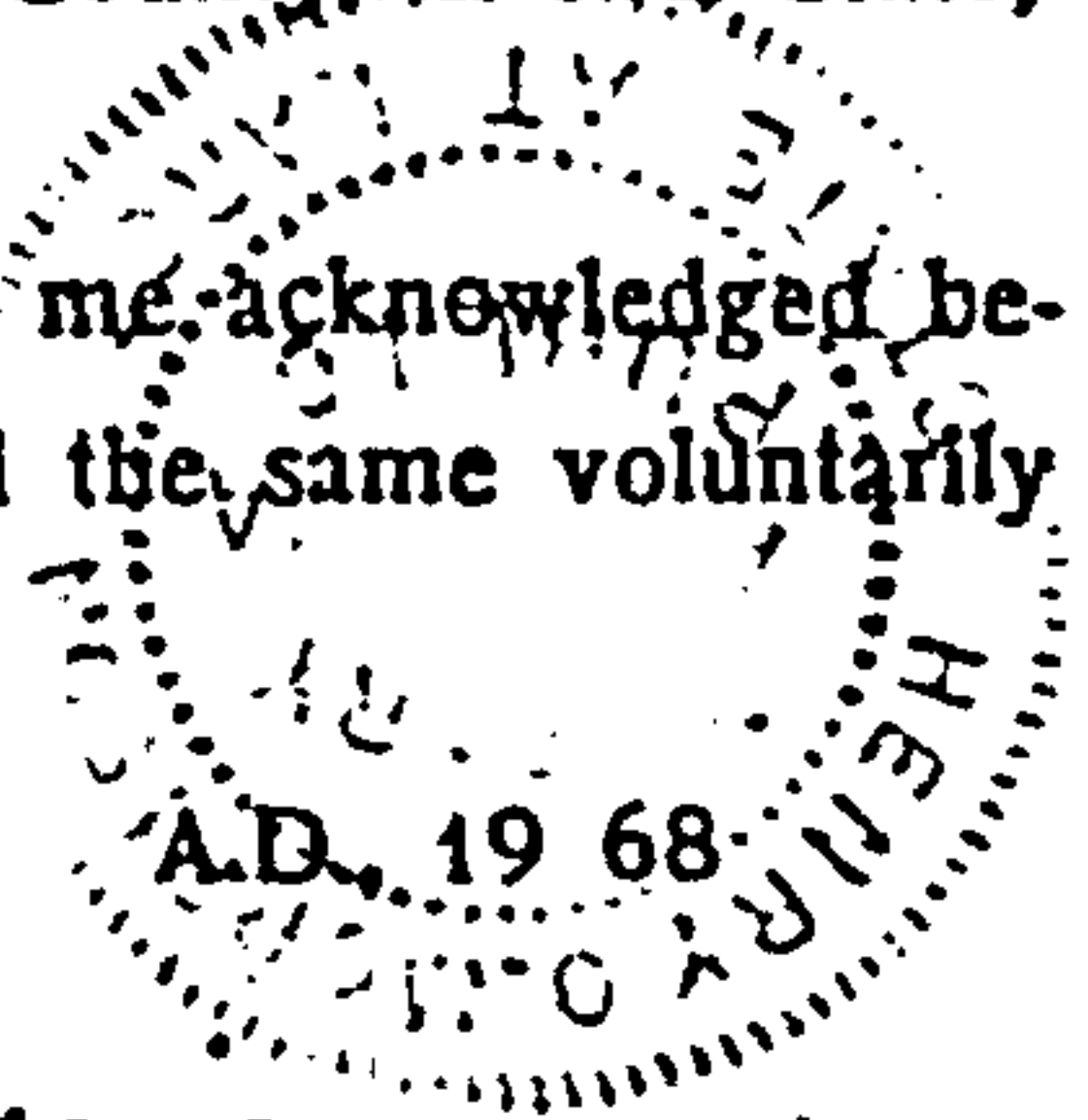
614 No. 21st Street Birmingham, Alabama

State of Alabama
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy G. Riley and Howard T. Stephenson whose names 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 21st day of May



Henry O. Mennen
Notary Public

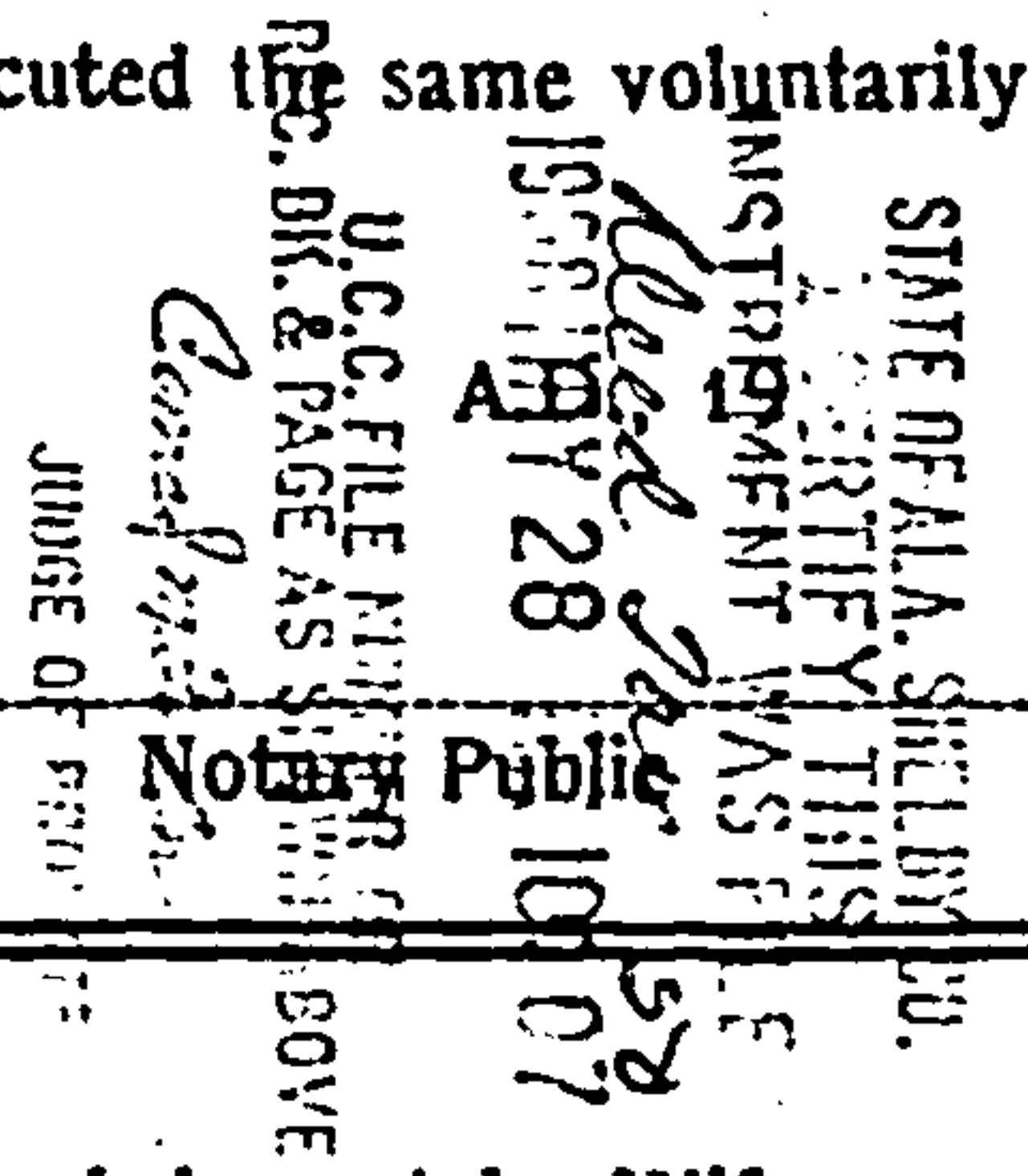
My Commission Expires: 4-30-72

State of COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of



State of COUNTY

Separate (and General) Acknowledgment by Wife

I, a Notary Public in and for said County, in said State, hereby certify that on the date hereof, came before me the within named who is known to me to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this day of, 19

Notary Public

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