

1411

This instrument was prepared by

(Name) Marshall H. Fitzpatrick, c/o Mead, Norman & Fitzpatrick

(Address) 1734 - 2121 Eighth Avenue Bldg., Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and 00/100 Dollar (\$1.00) and other valuable consideration

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

GUY HAMILTON CAFFEY, JR. and wife, SUE COURTNEY CAFFEY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
W. EARL RICHARDS and JOE F. WIDEMAN

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:


From the southeast corner of the SW 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West run westerly along the south boundary line of said SW 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West for 533.65 feet, more or less, to a point on the west right of way line of U. S. 31 Highway; thence turn an angle of 104 degrees, 14 minutes to the right and run northeasterly along the west right of way line of said U. S. 31 Highway for 424.13 feet to the point of beginning of the land herein described; thence turn an angle of 103 degrees, 37-3/4 minutes to the left and run westerly 196.25 feet, more or less, to a point on the east right of way line of the Old Birmingham-Montgomery Highway; thence turn an angle of 88 degrees, 39 minutes to the right and run northerly along the east right of way line of the Old Birmingham-Montgomery Highway 180 feet to a point; thence turn an angle of 90 degrees 20 minutes to the right and run in an easterly direction 242.72 feet, more or less, to a point on the west right of way line of U. S. 31 Highway; thence turn an angle of 103 degrees, 55 minutes to the right and run south-westerly along the west right of way line of U. S. 31 Highway 189 feet, more or less, to the point of beginning.


This land being a part of the SW 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ☒ (we) do for ☒ (ourselves) and for ☒ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ☒ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise 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, 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            day of           , 1969.

  
Guy Hamilton Caffey, Jr. (Seal)  
  
\_\_\_\_\_  
(Seal)  
  
\_\_\_\_\_  
(Seal)

  
Sue Courtney Caffey (Seal)  
  
\_\_\_\_\_  
(Seal)  
  
\_\_\_\_\_  
(Seal)

REC'D & FILED IN DEPT. OF REVENUE  
FEB 10 AM 10:59  
SHELBY CO. ALA.  
INSTRUMENT WAS FILED  
MEAD H. & S. 1734

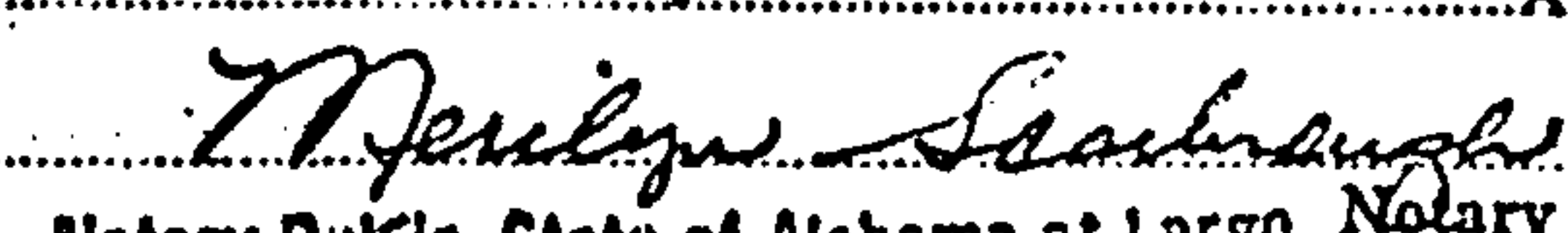
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STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, Marilyn Scarbrough, a Notary Public in and for said County, in said State, hereby certify that Guy Hamilton Caffey, Jr. and wife, Sue Courtney Caffey 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 3rd day of February A. D., 1969.

  
Marilyn Scarbrough  
Notary Public, State of Alabama at Large Notary Public.  
My Commission Expires November 24, 1972