

This instrument was prepared by

(Name) Robert E. Paden, Attorney at Law

(Address) 1821-A Third Avenue, Bessemer, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand and no/100 (\$4,000.00) -----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Howard T. Stephenson and wife, Lorene E. Stephenson,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rebecca F. Rice

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

From the S. E. corner of the S. W. Qtr. of the N. W. Qtr. of Section 7, Township 20 south, Range 3 west, run west along Qtr. section line for a distance of 75.97 ft.; turn right an angle of 48 deg. 25 min. 48 sec. for a distance of 807.52 ft. turn left an angle of 90 deg. for a distance of 15.00 ft.; turn right an angle of 3 deg. 03 min. 30 sec. for a distance of 218.00 ft.; to point of beginning, turn right an angle of 89 deg. 25 min. 04 sec. for a distance of 410.79 ft.; turn left an angle of 88 deg. 51 min. 02 sec. for a distance of 200.00 ft.; along the chord of a curve having a radius of 5233.79 ft.; and a central angle of 5 deg. 54 min. 55 sec. then turn left an angle of 88 deg. 38 min. 50 sec. for a distance of 412.98 ft.; turn left an angle of 91 deg. 55 min. 12 sec. for a distance of 218.00 ft.; to point of beginning.

The use of this property is restricted to one family dwellings consisting of a minimum of 1,300 square feet in the main dwelling; however, any out-buildings of a smaller size used in connection with the main dwelling is permissible. There shall not be more than one family dwelling on said property. There shall not be any house trailers used in connection with the dwelling.

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 10 day of January, 1969.

(Seal)

(Seal)

(Seal)

Howard T. Stephenson (Seal)
Lorene E. Stephenson (Seal)

(Seal)

General Acknowledgment

I, Robert E. Paden, a Notary Public in and for said County, in said State, hereby certify that Howard T. Stephenson and wife, Lorene E. Stephenson, 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 10 day of January, A. D. 1969.

Notary Public.