

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

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 Dollar and the exchange of properties

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Guy H. Caffey, Jr. and wife, Sue Caffey

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

W. Earl Richards and Joe Wideman

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

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE FOLLOWING DESCRIBED LAND:

From southeast corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 25, Township 20, Range 3 West, and run westerly along the south boundary of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 533.65 feet to point on west right of way line of Highway 31; thence turn an angle of 104 deg. 14 min. to the right and run northeasterly along the west right-of-way of said Highway 31 a distance of 424.13 feet to beginning; thence turn an angle of 103 deg. 37 3/4 min. to the left and run westerly 196.25 feet to a point on the east right-of-way of Old Birmingham-Montgomery Highway; thence turn an angle of 33 deg. 39 min. to the right and run northerly along the east right-of-way of Old Birmingham-Montgomery Highway 330 feet to a point on the south line of a dirt road; thence turn an angle of 91 deg. 26 1/4 feet to the right and run easterly along the south line of said dirt road 291.37 feet to a point on the west right-of-way of Highway 31; thence turn an angle of 102 deg. 43 3/4 min. to the right and run southwesterly along the west right-of-way line of Highway 31 a distance of 339 feet to the point of beginning, LESS that portion heretofore sold to William Earl Richards and Joe Wideman



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Shelby Cnty Judge of Probate, AL
03/18/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
INSTRUMENT WAS FILED
1971 MAR 18 PM 2:31
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER FR
Crawford

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 25th day of February, 1971.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Merilyn Scarbrough, a Notary Public in and for said County, in said State, hereby certify that Guy H. Caffey, Jr. and wife, Sue 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 25th day of February, A. D., 1971.

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