

WARRANTY DEED

19730103000000420 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/03/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Susan Richardson and husband, Frank Richardson, (herein referred to as Grantors) do grant, bargain, sell and convey unto Henry G. Seibels, Jr. and Frances E. Seibels (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 West, thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a measured distance of 232.06 feet to the point of beginning; thence an angle to the left of 46° 42' and run in a Southeast direction for a distance of 812.36 feet to a point on the Northwesterly right-of-way of Shelby County Road number 14 as constructed with an 80 foot right-of-way 40 feet from the center line; thence an angle left of 72° 41' and run in a Northeasterly direction along the Northwesterly right-of-way of said County Road 445.19 feet; thence an angle left of 107° 19' and run in a Northwesterly direction for a distance of 1342.47 feet to a point on the East line of Parcel 3-A, Nellie Geraldine Wooten Estate, recorded in Map Book 4, page 84, in the Probate Office of Shelby County, Ala.; thence turn an angle to the left of 133° 17' and run South along the East line of said Parcel 3-A and along the east line of Parcel 2-A for a distance of 127.38 feet to a point; thence an angle of 131° 03' to the right and run in a Northwesterly direction 45.4 feet to a point on the Southeast line of Lot 2-A 150.6 feet from the Southwesterly corner of Lot 2-A of said Parcel 2-A; thence an angle left of 89° 55' and run in a Southwesterly direction along said Southeasterly line of Parcel 2-A and Parcel 1-A, in said Nellie Geraldine Wooten Estate for a distance of 330.74 feet to a point which is 5.17 feet Southwesterly from the Southwest corner of Lot 1-A, in said Nellie Geraldine Wooten Estate; thence turn an angle left of 87° 51' and run in a Southeasterly direction 343.16 feet to point of beginning. Said tract containing 11.99 acres, situated in Shelby County, Alabama.

SUBJECT TO: (1) Transmission line permits to the Alabama Power Company recorded in Deed Book 134, page 514; Deed

BOOK 277 PAGE 880



19730103000000420 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/03/1973 12:00:00 AM FILED/CERT

Book 139, page 128; Deed Book 139, page 598; Deed Book 173, page 192; (2) Public road right of way to Shelby County as shown in Deed Book 216, page 155; and (3) taxes for the current year.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 and seals

this 24th day of Nov., 1972.

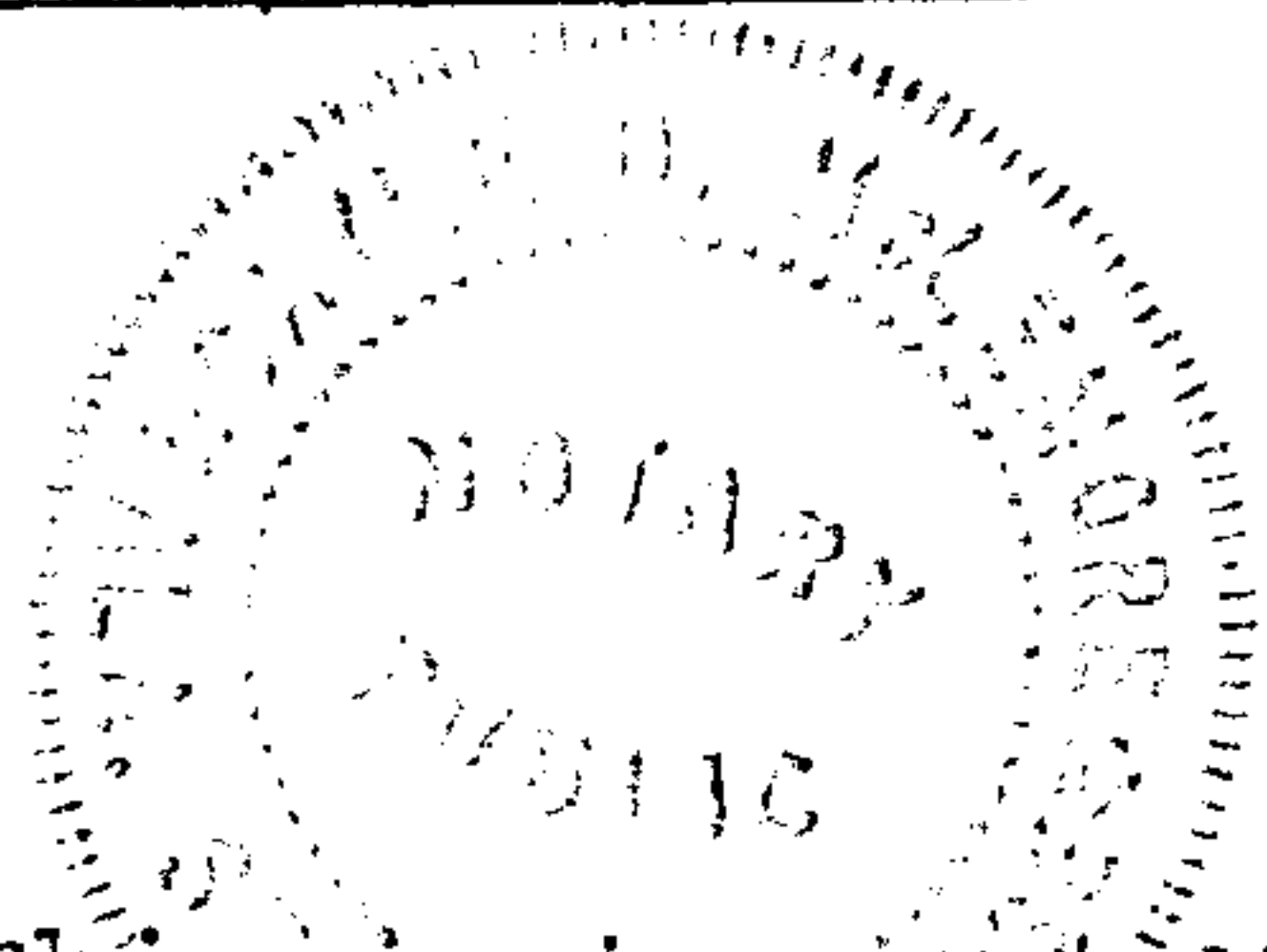
Susan Richardson (SEAL)
Susan Richardson

Frank Richardson (SEAL)
Frank Richardson

STATE OF ALABAMA)
Morgan COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUSAN RICHARDSON and husband, FRANK RICHARDSON, 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 24th day of Nov., 1972.



Barbara D. McLenore
Notary Public

This instrument was prepared by
Walter L. Mims, 1010 Massey Bldg.
Birmingham, Alabama 35203

My commission expires 10-1-73