

This instrument was prepared by

(Name) Emily Williams

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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 Twelve Thousand Five Hundred and No/100-----DOLLARS
and the execution of a purchase money mortgage in the amount of \$35,500.00

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

Donald T. Kreider and wife, Jenny J. Kreider

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

Patricia M. Stevens

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

Commence at the Northeast corner of the Northeast quarter of the Southeast quarter of
Section 31, Township 18 South, Range 1 West, Shelby County, Alabama; thence run West
along the North line of said quarter-quarter section for a distance of 1064.0 feet to
a point; thence turn an angle left of 90 degrees 42' and run in a southerly direction
for a distance of 820.0 feet to the point of beginning; thence continue on last described
course for a distance of 260.0 feet to a point; thence turn an angle right of 90 degrees 42'
and run West for a distance of 248.28 feet to a point; thence turn an angle right of 89 de-
grees 55' and run in a northerly direction for a distance of 40.59 feet to a point; thence
turn an angle left of 90 degrees 00' and run West for a distance of 18.16 feet; thence turn
an angle right of 89 degrees 23' and run in a northerly direction for a distance of 219.43
feet to a point; thence turn an angle right of 90 degrees 42' and run East for a distance
of 266 feet to the point of beginning.

Subject to ad valorem taxes for the current year, due and payable October 1, 1975.

Grantors warrant that the above described real estate is contiguous with the parcel of
real estate simultaneously conveyed by J. T. Kreider and wife, Zona Kreider, to Grantee
along the 248.28 feet south boundary line of the above described real estate.



19741008000049520 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/08/1974 12:00:00 AM FILED/CERT

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 19th
day of October, 1974.

STATE OF ALA. SHELBY CO.
IN WITNESS WHEREOF, I
CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT -8 AM 8:04
U.C.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

STATE OF ALABAMA
Jefferson COUNTY

Donald T. Kreider (Seal)
Donald T. Kreider
Jenny J. Kreider (Seal)
Jenny J. Kreider

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Donald T. Kreider and wife, Jenny J. Kreider
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 7th day of October, A. D., 1974.

Emily Williams

Notary Public.