

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

19750722000038890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/22/1975 12:00:00AM FILED/CERT

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 (\$1.00) & other good and valuable consideration

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

Johnny M. Richey and wife, Linda R. Richey

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

J. E. Bearden, Joel E. Bearden, Jr. and Ralph W. Bearden

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

Commence at the SE corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 18 South, Range 2 East (being a 6" x 6" conc. monument known and accepted by both parties as a Bell Survey corner); thence proceed South 0 deg. 14' E (MB) along the East boundary of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section for a distance of 673.08 feet to a point (iron pin accepted by both parties); thence turn an angle of 89 deg. 24' to the right and proceed South 89 deg. 10' W (MB) along the South boundary of the N $\frac{1}{2}$ of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ (accepted by both parties) for a distance of 324.00 feet to the point of beginning (iron pin accepted by both parties); thence continue South 89 deg. 10' W (MB) along the South boundary of the N $\frac{1}{2}$ of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 455.00 feet to a point (iron pin accepted by both parties); thence turn an angle of 89 deg. 24' to the left and proceed South 0 deg. 14' E (MB) parallel to the said East boundary of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 422.53 feet to a point (iron pin at fence located 18.5 feet North of pav't edge of County Highway 468); thence turn an angle of 108 deg. 28' 30" to the left and proceed North 71 deg. 17' 30" E (MB) along a chord as shown on the plat for a distance of 479.53 feet to a point (iron pin at fence located 21.0 feet North of pav't edge of County Hwy 468); thence turn an angle to the left and proceed North 0 deg. 14' W (MB) parallel to the said East boundary of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 275.34 feet to the point of beginning (iron pin). It is the express intention of the grantors hereon to convey the above described parcel of land all the way South to whatever is legally considered to be the public rights of way line of the said County Hwy 468 and that said parties herein involved recognize all points (iron pins) as correct and that said parcel of land is lying in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 18 South, Range 2 East, and contains 3.70 acres, more or less.

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 22nd

day of July, 1975.

BOOK 293 PAGE 528
CERTIFICATE THIS
INSTRUMENT WAS FILED
1975 JUL 22 PM 1:15
Deed J. E. B.
C. J. Bearden
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Johnny M. Richey
Linda R. Richey

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny M. Richey and wife, Linda R. Richey 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 22nd day of July, A. D., 1975.

Ralph J. Brown
Notary Public.