

# Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

932

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100-----DOLLARS  
and other good and valuable consideration

to the undersigned grantor, Rico Corporation a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James W. Powell and Jessie S. Powell

(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:

Commence at the Southwest corner of Section 3, Township 22 South, Range 1  
East, Shelby County, Alabama, thence proceed North 89 deg. 45 min. East  
along the South boundary of said Section for a distance of 117.91 feet to  
the point of beginning. From this beginning point turn an angle of 74 deg. 55  
min. to the left and proceed North 14 deg. 51 min. East along the East right-  
of-way line of Alabama Highway No. 145 for a distance of 1366.79 feet to a  
point on the North boundary of the Southwest 1/4 of the Southwest 1/4 of  
said Section; thence turn an angle of 74 deg. 55 min. to the right and pro-  
ceed North 89 deg. 45 min. East along the North boundary of said quarter-  
quarter Section for a distance of 330.0 feet; thence turn an angle of 105  
deg. 05 min. to the right and proceed South 14 deg. 51 min. West parallel to  
the East right-of-way line of said highway for a distance of 1366.79 feet to  
a point on the South boundary of said Section 3; thence turn an angle of 74  
deg. 55 min. to the right and proceed South 89 deg. 45 min. West along the  
South boundary of said Section for a distance of 330.0 feet to the point of  
beginning.

BOOK  
301 PAGE 804

19761101000104990 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/01/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 NOV - 1 PM 2:06  
Deed 94112  
Conrad H. Johnson  
JUDGE OF PROBATE

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Ken Roycroft  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of October 19 76.  
Rico Corporation

ATTEST:

STATE OF ALABAMA  
COUNTY OF SHELBY

Secretary

By Ken Roycroft  
Ken Roycroft

President

I, the undersigned  
State, hereby certify that Ken Roycroft  
whose name as President of Rico Corporation  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the

day of October 29, 19 76.

William V. Harrison  
Notary Public