

This instrument was prepared by

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Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

10632

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand Eight Hundred and no/100-----DOLLARS

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

Adolf Donald Richert and wife, Mary C. Richert

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

B.W. House

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

Commence at a point where the Southeast right-of-way of County Highway #30 (Mardis Ferry Road) intersects the West boundary of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 20, Township 21 South, Range 1 East, being the point of beginning of the parcel of land herein described; thence proceed in a Northeasterly direction along said Southeast right-of-way of County Highway #30, being in a 1 deg. curve to the left and having a chord distance of 209.00 feet to a point; thence turn an angle of 118 deg. 48 min. 30 sec. to the right (from the extended chord) and proceed for a distance of 209.00 feet to a point; thence turn an angle of 61 deg. 11 min. 30 sec. to the right and proceed for a distance of 209.00 feet to the point of intersection with the West boundary of said E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 20; thence turn an angle of 118 deg. 48 min. 30 sec. to the right and proceed along said West boundary of said E $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 20 for a distance of 209.00 feet to the point of beginning. Said parcel of land is lying in the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, Township 21 South, Range 1 East, and contains 1.00 acre.

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Shelby Cnty Judge of Probate, AL
07/06/1977 12:00:00AM 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of July, 1977.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 JUL -6 AM 9:37

WILLIAM P. JENNINGS, JR.
JUDGE OF PROBATE

Adolf Donald Richert (SEAL)

Mary C. Richert (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Adolf Donald Richert and wife, Mary C. Richert

whose name(s) 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 2nd day of July, A.D. 1977.

Notary Public

HARRISON and CONWILL