

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW 3735-

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of other good and valuable considerations and One Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Johnny M. Richey and wife, Linda R. Richey

(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald Richey and wife, Sally Richey

(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 Northeast corner, SW 1/4 of NE 1/4, Section 13, Township 18 South, Range 2 East, concrete post in place and accepted by all adjacent land owners; thence proceed North 0 deg. 37 min. West (magnetic bearing) for a distance of 990.00 feet to a point; thence turn an angle of 89 deg. 44 min. to the right and proceed North 89 deg. 07 min. East (mb) for a distance of 567.66 feet to a point, iron pin, being the point of beginning of the parcel of land herein conveyed; thence proceed North 89 deg. 13 min. East (mb), along an old established fence line, for a distance of 750.52 feet to a point, being a concrete (6" x 6") marker in place and accepted by all adjacent land owners; thence turn an angle of 89 deg. 39 min. 30 sec. to the right and proceed South 1 deg. 07 min. 30 sec. East (mb) along an old established fence line, for a distance of 1788.59 feet to a point, iron pin, being on the North right of way margin of Shelby County Highway No. 468; thence proceed in a Westerly direction along said north right of way margin (with a chord of bearing North 89 deg. 35 min. 30 sec. W(mb) and distance 980.51 feet) to a point, iron pin, found in place and agreed upon by owners; thence proceed North 0 deg. 14 min. West (mb) for a distance of 1772.61 feet to the point of beginning.

Said property is lying in the East Half of the NE 1/4, Section 13, Township 18 South, Range 2 East, and contains 31.37 acres, according to survey of James L. Ray, Jr., Registered Land Surveyor, dated January 27, 1977.

19771027000115300 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/27/1977 12:00:00AM FILED/CERT

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 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 hand(s) and seal(s), this day of February, 1977.

80698

WILSON COUNTY CLERK'S OFFICE
I CERTIFY THIS INSTRUMENT WAS FILED
1977 FEB 11 PM 1:49
U.C.G. FILE NUMBER OR
RECORDING BOOK & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Deed Tax \$2.00
Mtg. Tax
File Fee
Recording Fee
Total \$6.00

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
1977 OCT 27 PM 1:39
General Acknowledgment
Fee 1.50
Index 1.00
Deed 5.00

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 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 day of February, A. D., 1977.

Donald Richey
R-1, Box 317

Martha Whitten
Notary Public.

BOOK 308 PAGE 610