

This instrument was prepared by

\$1600.⁰⁰

(Name) James E. Harris
930 First Alabama Bank Bldg.
(Address) Birmingham, Ala. 35203



Jefferson Land Title Services Co., Inc.
315 21ST NORTH • P. O. BOX 10481 • PHONE 12051-328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and 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,

Scott T. Richards and wife, Gearlene M. Richards

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

Scott T. Richards, Jr. and Carol Richards Miller

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

Lot 11 in Block 4, according to Survey and Map of Pine Grove Camp, situated in the SE 1/4 of the SE 1/4, Section 12, Township 24, Range 15 East, as shown by the said map on file in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 8.

Lot 5, in Block 4, according to Survey and Map of Pine Grove Camp, situated in the SE 1/4 of the SE 1/4, Section 12, Township 24, Range 15 East, as shown by the said map on file in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 8.

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 8th day of June, 19 82

Deed Tax 2.00
Rec 1.50
Ind 1.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
H. S. 1982 JUN 17 AM 10:29
By Scott T. Richards (SEAL)
Gearlene M. Richards (SEAL)
Thomas A. Snowden, Jr. (SEAL)
JUDGE OF PROBATE (SEAL)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County.

Scott T. Richards and wife, Gearlene M. Richards

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 8th day of June, A.D. 19 82

NOTARY
M. A. LUCAS

NOTARY PUBLIC
Notary Public