

This instrument was prepared by

This Form furnished by:

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED

961

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fourteen Thousand and no/100 (\$14,000.00) DOLLARS

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

Billy G. Riley and wife, Virginia P. Riley

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

Phillip W. Watson

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

Begin at the Northwest corner of Section 13, Township 20 South, Range 4 West, thence run South along the West line of said Section 227.13 feet to the point of beginning; thence proceed South along the previous course 212.94 feet; thence turn left 44 deg. 45 min. Southeasterly 448.60 feet to a point on the Northerly R.O.W. of South Shades Crest Road; thence turn left 91 deg. 16 min. Northeasterly 33.85 feet along a chord of a curve to the right to the P.T. of said curve; thence turn left 00 deg. 07 min. Northeasterly along said R.O.W. 116.08 feet; thence turn left 88 deg. 37 min. Northwesterly 596.15 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to: (1) Taxes due October 1, 1982; (2) Building setback line of 35' reserved from Shades Crest Road as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 320, Page 93 in Probate Office; (4) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 109, Page 507 in Probate Office; and (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 107, Page 412 and Deed Book 325, Page 546 in Probate Office.

\$10,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

CONTINUATION ON REVERSE HEREOF

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 23rd day of September, 1982

PAID TO ALA. TITLE CO. Deed tax 3.50
I CERTIFY THIS
INSTRUMENT WAS FILED
7.50

1982 SEP 27 AM 10:56

(SEAL)

Billy G. Riley
BILLY G. RILEY

(SEAL)

Thomas P. Sproull, Jr.
JUDGE OF PROBATE

(SEAL)

Virginia P. Riley
VIRGINIA P. RILEY

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County.

Billy G. Riley and wife, Virginia P. Riley

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 23rd day of September, A.D. 1982

Robert E. Speer
Notary Public

Notary Public

CONTINUATION:

This property is restricted to use for single-family residential dwellings and shall revert to Grantors if any other use is made of the land.

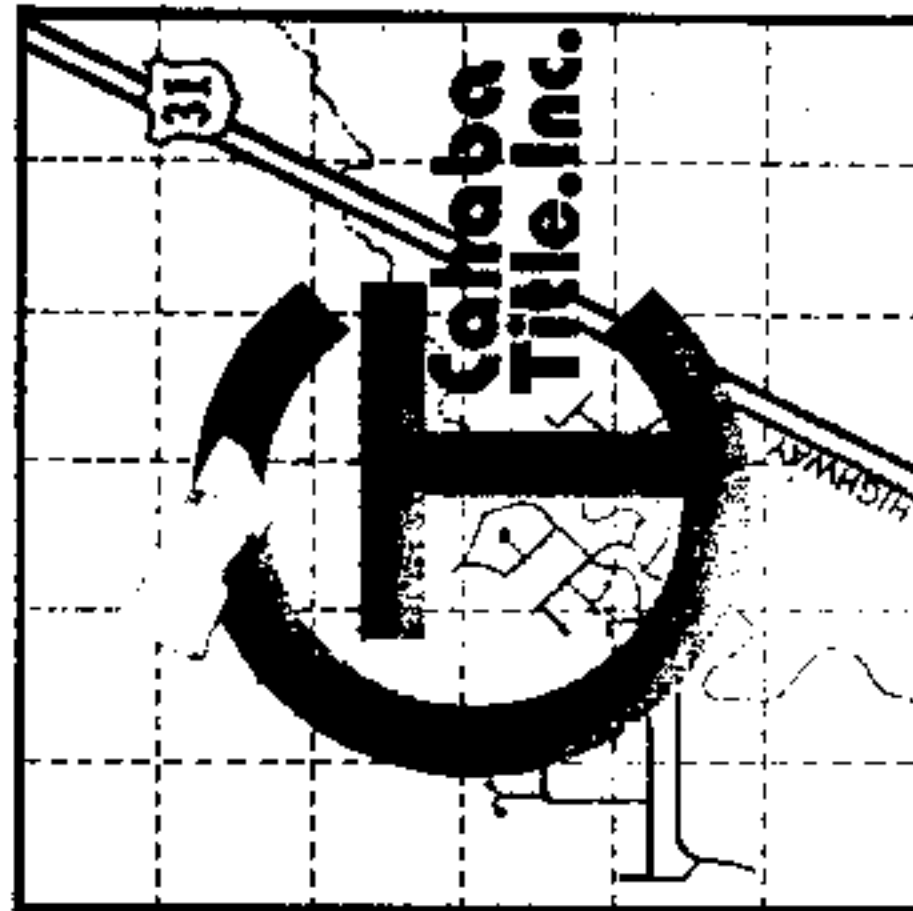
Return to: DANIEL M. SPITLER
ATTORNEY AT LAW
1972 Chandalar Office Pk.
PELHAM, ALABAMA 35124

BOOK 342 PAGE 640

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Telephone 205-663-1130
Representing St. Paul Title Insurance Corporation