

TITLE NO. MINED
This instrument was prepared by

(Name) Joel C. Watson, Attorney

(Address) P. O. Box 987
Alabaster, AL 35007

364
This Form furnished by:

Cahaba Title. Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY THOUSAND DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Gerald Douglas Riffe, a single man

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

Carolyn Faye Riffe

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

That part of Lot 9-A and according to map and survey by L. E. Shaw
as follows: Beginning at the Northwest corner of the Tom McGaughy Lot and run
North along the right of way of the Southern Railway track a distance of
105 feet, thence East 339 feet more or less, thence South 105 feet, thence
West along the North line of the said Tom McGaughy Lot 250 feet to point of
beginning, situated in the Northeast quarter of Section 19, Township 22,
Range 3 West, Map of which is recorded in Map record 3, Page 49, in the
office of the Probate Judge of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$15,000.00 of the above consideration was paid by way of Purchase Money
Mortgage executed by grantee simultaneously herewith.

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 en-
cumbrances, 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, 28th

day of February, 1984.

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

1984 MAR -7 AM 9:11

W/ Hg 444-561

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Deed Tax 5.00
Rec 1.50
Ind 1.00
7.50

(SEAL)

Gerald Douglas Riffe

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama
Shelby

COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that Gerald Douglas Riffe

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, A.D. 1984.

Patricia Ann Roberts
Notary Public