

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Jim F. Rider and wife, Hazel Rider

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

Louie Osborne

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

Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 50 feet; thence proceed North parallel to the West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 908.0 feet to the point of beginning; from this beginning point continue North parallel to the West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 315.0 feet; thence turn an angle of 128 degrees 43 minutes to the right and proceed Southeasterly for a distance of 356.75 feet; thence turn an angle of 89 degrees to the right and proceed Southwesterly for a distance of 112.04 feet; thence proceed South parallel to the West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 6.0 feet; thence proceed West parallel to the South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 210 feet to the point of beginning.

The above described land is located in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 1.22 acres.

Grantees address:

P.O. Box 293  
Harpersville, Alabama 35078

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 6th

day of April, 19 84

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

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STATE OF

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SHELBY

COUNTY

I, the undersigned authority

in said State, hereby certify that

Jim F. Rider and wife, Hazel Rider

whose name(s) is/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 6th

day of

April

A.D. 19 84

William R. Justice  
Notary Public

Harrison & Conwill