

THIS INSTRUMENT PREPARED BY:

EARL BARNES PEYTON

NAME

ADDRESS

CARD MOBILE, AL 35071-0137

Send Tax Notice To:

Raymond R. Riha

P. O. Box 70

Pelham, Alabama 35124

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM ALA

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand and No/100 (\$6,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Thomas M. Sullivan and wife, Sandra Sullivan

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

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

A parcel of land containing 0.27 acre, more or less, located in the NW 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said 1/4 - 1/4 Section; Thence run North along the West line of said 1/4 - 1/4 Section a distance of 461.07 feet to the Southeasterly side of the extension of Parker Drive; Thence turn right 41 deg. 28' 50" along said right-of-way of Parker Drive a distance of 362.66 feet to the intersection of said right-of-way with the right-of-way of a paved road; Thence turn right 90 deg. 00' 00" along said right-of-way a distance of 125.00 feet to the point of beginning; Thence continue last course a distance of 7.00 feet; Thence turn right 90 deg. 00' 00" a distance of 245.00 feet; Thence turn left 90 deg. 00' 00" a distance of 78.00 feet; Thence turn right 90 deg. 00' 00" a distance of 133.00 feet; Thence turn right 106 deg. 27' 00" a distance of 88.63 feet; Thence turn right 73 deg. 33' 00" a distance of 352.91 feet to the point of beginning.

BOOK 354 PAGE 740

NOTE: The above legal description was taken from that Survey of Johnye Horton dated December 7, 1983.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~in~~(we) do for ~~ourselves~~(ourselves) and for ~~our~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~in~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~(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~~ hands(s) and seal(s), this day of 19 84

STATE OF ALABAMA
SHELBY COUNTY
NOTARY PUBLIC
1984 APR 13 AM 11:48

Need tax - 6.00
Rec. 1.50
Sub 1.00
8.50

Thomas M. Sullivan (Seal)

Sandra Sullivan (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Sullivan and wife, Sandra Sullivan, whose name ~~S~~ are signed to the foregoing conveyance, and who are known to me and acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 1984

