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 Shelby Cnty Judge of Probate, AL
 05/01/1997 08:58:16 FILED/CERTIFIED

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE SEARCH

This instrument was prepared by
Mitchell A. Spears
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 Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: H. Lawson Richards and
 (Name) Peggy J. Richards
 (Address) 570 Highway 42
Calera, AL 35040

***** MINIMUM VALUE: \$1,000.00*****
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
 SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE DOLLAR and OTHER GOOD and VALUABLE CONSIDERATION (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES hereinafter named, the receipt whereof is acknowledged, we MARVIN E. HALL and wife, MARY E. HALL

(herein referred to as grantors) do grant, bargain, sell and convey unto M. LAWSON RICHARDS and wife, PEGGY J. RICHARDS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land situated part in the SW 1/4 of the NE 1/4 and part in the NW 1/4 of the NE 1/4 of Section 3, Township 22 South, Range 2 West, described as follows:

Beginning at the NE Corner of the SW 1/4 of the NE 1/4 of Section 3 go South 01 Degrees 47 Minutes 53 Seconds East for 37.41 feet; thence South 70 Degrees 51 Minutes 08 Seconds East for 66.72 feet; thence North 75 Degrees 52 Minutes 46 Seconds West for 255.16 feet; thence North 22 Degrees 17 Minutes 24 Seconds East for 252.16 feet to the South Boundary of Shelby County Highway No. 42; thence South 66 Degrees 28 Minutes 42 Seconds East along said South Boundary for 16.14 feet; thence South 12 Degrees 31 Minutes 41 Seconds West for 233.09 feet to the North Boundary of the SW 1/4 of the NE 1/4 of said Section 3; thence South 89 Degrees 04 Minutes 10 Seconds East along said South Boundary for 123.52 feet to the Point of Beginning.

SUBJECT TO:

Easements, Reservations and Restrictions of Record.
 Property taxes for 1997, and subsequent years.
 Mineral and Mining Rights are not ensured.

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 08:58 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.
 And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 16th day of APRIL, 19 97

WITNESS

 (Seal) MARVIN E. HALL (Seal)

 (Seal) MARY E. HALL (Seal)

 (Seal) _____ (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 MARVIN E. HALL and wife, MARY E. HALL, whose names 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 bear date.

Given under my hand and official seal this 16th day of APRIL, A.D. 19 97

5-17-99

My Comm. Expires

[Signature]
 Notary Public

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