

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Rita Richey

(Address) 2184 US 280 W Hoppersville AL 35008

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Reba O. Gardner, an unmarried widow

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

Rita Richey

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

Commence at the NW corner of Section 27, Township 19 South, Range 1 East; thence run South along the West line of said Section a distance of 2629.03 feet; thence turn an angle of 89 degrees 35 minutes 04 seconds left and run a distance of 479.09 feet to the point of beginning; thence continue along last described course a distance of 225.00 feet; thence turn an angle to the left of 104 degrees 28 minutes 12 seconds and run a distance of 485.05 feet; thence turn an angle to the left of 93 degrees 02 minutes 58 seconds to the chord of a curve to the right and run a distance of 150.00 feet along said chord; thence turn an angle to the left of 86 degrees 52 minutes 48 seconds from said chord and run a distance of 145.08 feet; thence turn an angle to the right of 13 degrees 45 minutes 40 seconds and run a distance of 284.00 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated January 17, 1998.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way, and permits of record.

Reba O. Gardner is the surviving grantee in those certain deeds recorded in Deed Book 316, Page 873 and Deed Book 320, Page 127, in the Probate Office of Shelby County, Alabama; the other grantee, Donald E. Gardner, having died on or about the 31st day of October, 1986.

02/03/1998-03418
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever, 9.00

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seal, this 28th day of January, 1998.

(Seal)

Reba O. Gardner (Seal)
Reba O. Gardner

(Seal)

(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 Reba O. Gardner whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January, A. D., 1998.

(Signature) Notary Public.

Inst # 1998-03418

WTH