

SEND TAX NOTICE TO:

(Name) Tony L. Ragsdale
61 Waxahatchee Lane
(Address) Shelby, AL 35143

This instrument was prepared by
(Name) Wallace Ellis, Fowler & Head
(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John Coppedge, a married man

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

Tony L. Ragsdale

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

Begin at a point where the Adams Ferry Road crosses the South line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 24, Range 15 East, and run North along said road 455.7 feet for point of beginning of the land herein conveyed; thence run North 100 feet; thence West 100 feet; thence South 100 feet; thence East 100 feet to point of beginning.

The above described does not constitute any part of the homestead of the grantor or his spouse.

Inst # 1998-11766

04/02/1998-11766
03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.50

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 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 herunto set my hands(s) and seal(s), this 20 day of March, 1998

(Seal)
(Seal)
(Seal)

(Seal) John Coppedge (Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Coppedge 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of March, A. D., 1998

Ranice Brasher
Notary Public

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