

This Instrument was prepared by:
CONWILL & JUSTICE, P.C.
Attorneys at Law
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Jesus Y. Ortega
1513 ~~3418~~ Westover Road
Westover, Al 35185-
Huntsville 35898

W A R R A N T Y D E E D

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-Five Thousand and no/100 (\$55,000.00) to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **RIGGS RICKEY BRASHER** and wife, **KATHY G. BRASHER**, (herein referred to as grantors), grant, bargain, sell and convey unto **JESUS Y. ORTEGA** (herein referred to as grantees), the following described real situated in **SHELBY** County, Alabama, to-wit:

A part of the SE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, more particularly described as follows: Commence at the SW corner of said 1/4 - 1/4 Section and run in a Northerly direction along the West line of said 1/4 - 1/4 Section a distance of 130 feet, more or less, to Northerly right-of-way line of Florida Short Route Highway right-of-way; thence in a Northeasterly direction along the Northerly right-of-way line of said highway a distance of 150 feet to the point of beginning of tract herein described; thence continue in a Northeasterly direction along the Northerly right-of-way line of said Highway a distance of 270 feet; thence in a Northerly direction and parallel with West line of said 1/4 - 1/4 Section a distance of 210 feet to a point; thence in a Southwesterly direction and parallel with the Northerly right-of-way line of said highway a distance of 210 feet to a point; thence in a Northerly direction and parallel with West line of said 1/4 - 1/4 Section a distance of 210 feet; thence in a Southwesterly direction and parallel with North right-of-way line of said Highway a distance of 210 feet to west line of said 1/4 - 1/4 Section; thence in a Southerly direction along the West line of said 1/4 - 1/4 Section a distance of 210 feet; thence in a Northeasterly direction and parallel with the Northerly right-of-way line of said highway a distance of 150 feet; thence in a Southerly direction and parallel with West line of said 1/4-1/4 Section a distance of 210 feet to the point of beginning; being situated in Shelby County, Alabama.
Subject to easements, restrictions and rights of way of record.

\$55,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and

05/22/1998-18971
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 13.00

Inst # 1998-18971

JNBsc / Davis Plang

assigns, that, We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that We have a good right to sell and convey the same as aforesaid; that We will, and 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 and seals this 21st day of May, 1998.

Riggs Rickey Brasher
Riggs Rickey Brasher

Kathy G. Brasher
Kathy G. Brasher

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Riggs Rickey Brasher and wife, Kathy G. Brasher, 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 bears date.

Given under our hands and official seals this 21st day of May, 1998.

William R. Justice
Notary Public
My Commission Expires: 9/12/99



Inst # 1998-18971

05/22/1998-18971
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SMA 13.00