

**HELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-8291 Fax(205) 669-3130

(Name) Karen Hansen

(Address) 245 Spenners St  
Wiltsville AL 35186

Instrument was prepared by  
Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Rev. 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 Sixty Two Thousand Five Hundred and no/100—

the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
we,  
Fred Richards and wife, Sarah Richards

herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Karen Isbell Hansen and Paul Eric Hansen

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

**PARCEL "B"**

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East; thence run Easterly along the south line thereof 97.00 to the southeasterly R/W of Shelby County Highway 25 and the Point of Beginning; thence continue along the last described course for 218.20 feet; thence 73 degrees 25 minutes 1 second left run northeasterly for 56.77 feet; thence 84 degrees 49 minutes 30 seconds left run northwesterly for 182.28 feet to the southeasterly R/W of afore said county highway; thence 83 degrees 40 minutes 0 seconds left run southwesterly along said R/W for 138.27 feet to the point of beginning.

According to the survey of Thomas E. Simmons, dated April 21, 1997.

\$62,577 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-49538

12/11/1998-49538

01:30 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 9.50

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, WE have hereunto set OUR hands(s) and seal(s), this 10th  
day of December, 1998

(Seal)

*Fred Richards* (Seal)  
Fred Richards

(Seal)

*Sarah Jo Richards* (Seal)  
Sarah Richards

(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 Fred Richards and Sarah Richards 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 my hand and official seal this 10th day of December, A. D. 1998

My Commission Expires: 10/16/2000

Notary Public.