


THIS DEED WAS PREPARED BY:

A. VINCENT BROWN, JR.  
510 - 18TH STREET, NORTH  
BESSEMER, AL 35020

SEND TAX NOTICE TO:

FRED M. RICHARDS

  
20030624000395960 Pg 1/3 30.00  
Shelby Cnty Judge of Probate, AL  
06/24/2003 11:05:00 FILED/CERTIFIED

**THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE GRANTORS AND GRANTEES WITH NO PRIOR TITLE EXAMINATION HAVING BEEN MADE.**

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**STATUTORY DEED**

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

That for and in consideration of **TWELVE THOUSAND SEVEN HUNDRED AND NO/100 (\$12,700.00)** to the undersigned grantor in hand paid by **FRED M. RICHARDS, A MARRIED MAN**, the receipt whereof is hereby acknowledged, **DIANNE MCKEE SIBLEY AND ELLIS F. HILL, JR., AS PERSONAL REPRESENTATIVES OF THE ESTATE OF ROBERT W. MCKEE, DECEASED, AND ESTATE OF BERTHA MCKEE ESTATE, DECEASED**, does grant, bargain, sell and convey unto the said **FRED M. RICHARDS, A MARRIED MAN**, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

**SEE ATTACHMENT A.**


**Subject to:**

1.     **Taxes due in the year 2003, a lien, but not due and payable until October 1, 2003.**
2.     **Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.**
3.     **Rights of redemption with will expire 04/11/2004.**

Said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; that same is unencumbered, except as stated here-in-above and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under grantor, but not further or otherwise.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances there unto belonging or in any wise appertaining and unto his heirs and assigns forever.

IN WITNESS HEREOF, **DIANNE MCKEE SIBLEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. MCKEE, DECEASED, AND BERTHA MCKEE, DECEASED**, has set its hand and seal, this the 19 day of May, 2003.

  
**DIANNE MCKEE SIBLEY, AS  
PERSONAL REPRESENTATIVE OF  
THE ESTATE OF ROBERT W. MCKEE,  
DECEASED, AND BERTHA MCKEE,  
DECEASED**

STATE OF ALABAMA

COUNTY OF Madison

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **DIANNE MCKEE SIBLEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. MCKEE, DECEASED, AND BERTHA MCKEE, DECEASED**, with full authority, 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 this conveyance, she, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 19 day of May, 2003.

James Gabriel Fite  
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 1, 2006

IN WITNESS HEREOF, **ELLIS F. HILL, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. MCKEE, DECEASED, AND BERTHA MCKEE, DECEASED**, has set its hand and seal, this the 9<sup>th</sup> day of June, 2003.

Ellis F. Hill Jr. (SEAL)  
**ELLIS F. HILL, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. MCKEE, DECEASED, AND BERTHA MCKEE, DECEASED**

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **ELLIS F. HILL, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT W. MCKEE, DECEASED, AND BERTHA MCKEE, DECEASED**, with full authority, 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 this conveyance, she, as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 9<sup>th</sup> day of June, 2003.

Marianne A. DeJohn  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-17-06

ATTACHMENT A

A lot in the Town of Wilsonville, Alabama, and situated in the NW 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, more particularly described as follows: Commencing at a point where the North right of way line of the Southern Railroad intersects the West line of said NW 1/4 of SE 1/4 and run in a Northeasterly direction along said railroad right of way 398 feet to the Southeast corner of the R.G. Weaver store lot for the point of beginning of the lot hereby conveyed; run thence North 37 deg. West 138 feet to the South boundary of the right of way of State Highway No. 25; run thence in a Northeasterly direction along said right of way boundary 62 feet; run thence South 37 deg. East to the North boundary of the right of way of the Southern Railroad; run thence in a Southwesterly direction along said right of way boundary 62 feet, more or less, to point of beginning; being situated in Shelby County, Alabama.

Less and Except that portion conveyed to State of Alabama for right of way of Highway 145.