

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

SEND TAX NOTICE TO:

(Name) William M. Eastis

(Address) _____



20041203000663500 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
12/03/2004 13:32:00 FILED/CERTIFIED

This instrument was prepared by:

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 5000.00 LUME -----Dollar

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

Sarah Jo Richards, a married woman
(herein referred to as grantor, whether one or more), bargain, sell and convey unto

William M. Eastis and Lucille F. Eastis
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:
Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama; thence North along the West line of said 1/4-1/4 section 794.47 feet to the point of beginning; thence continue along the last described course 30.00 feet; thence 90 degrees 20 minutes 48 seconds right and run easterly 421.12 feet to a point on the westerly right of way of Shelby County Highway #103; thence 61 degrees 12 minutes 41 seconds right and run along said right of way 34.23 feet; thence 118 degrees 47 minutes 19 seconds right leaving said right of way run westerly 427.42 feet to the point of beginning.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HER RESPECTIVE SPOUSE.

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 hereunto set _____ hand(s) and seal(s), this 1st
day of December, 2004.

_____(Seal) Sarah Jo Richards _____(Seal)
Sarah Jo Richards
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sarah Jo Richards 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 1st day of December A. D., 20 04

Debra M. King
Notary Public.