


WARRANTY DEED


20120502000151510 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
05/02/2012 09:31:22 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/100 Dollars (\$10.00)** and other good and valuable consideration to the undersigned grantors,

JAMES E. RICHARDS, JR. and wife, GLENDA DENISE RICHARDS

in hand paid by the grantee,

APRIL ADAMS

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northwest ¼ of the Southwest ¼ of Section 33, Township 20 South, Range 3 West, described as follows:

Begin at the Northwest corner of the Northwest ¼ of the Southwest ¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence run Southerly along the West line of said quarter quarter 346.66 feet to a point in the centerline of a public graveled road; thence turn 100° 0' left and run along centerline of said road 211.93 feet to a point; thence turn 80° 0' left and run Northerly 308.14 feet to a point; thence turn 89° 31' 42" left and run Westerly along North line of said quarter quarter 208.72 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2012 and subsequent years.**
- 2. Less and except any part of subject property lying within any road right-of-way.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.**
- 4. Right-of-way granted to Alabaster Water Board recorded in Inst. No. 2006-59097.**
- 5. Right-of-way granted to Colonial Pipeline recorded in Deed Volume 342, Page 848.**

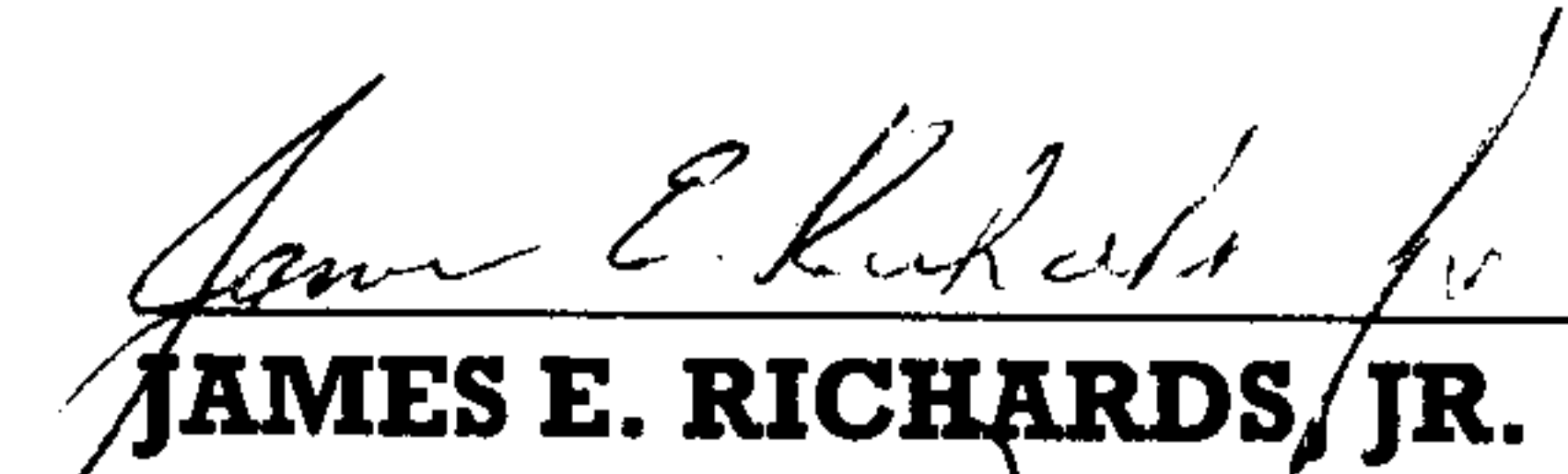
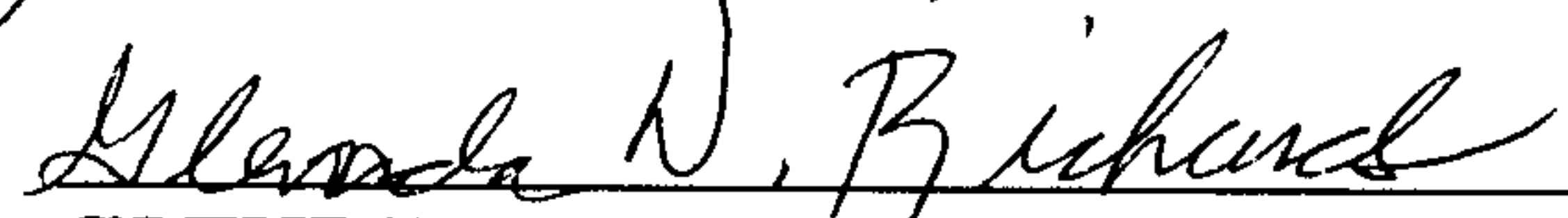
TO HAVE AND TO HOLD, to the said grantee, **APRIL ADAMS** and her heirs, successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted

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 grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 10th day of April, 2012.

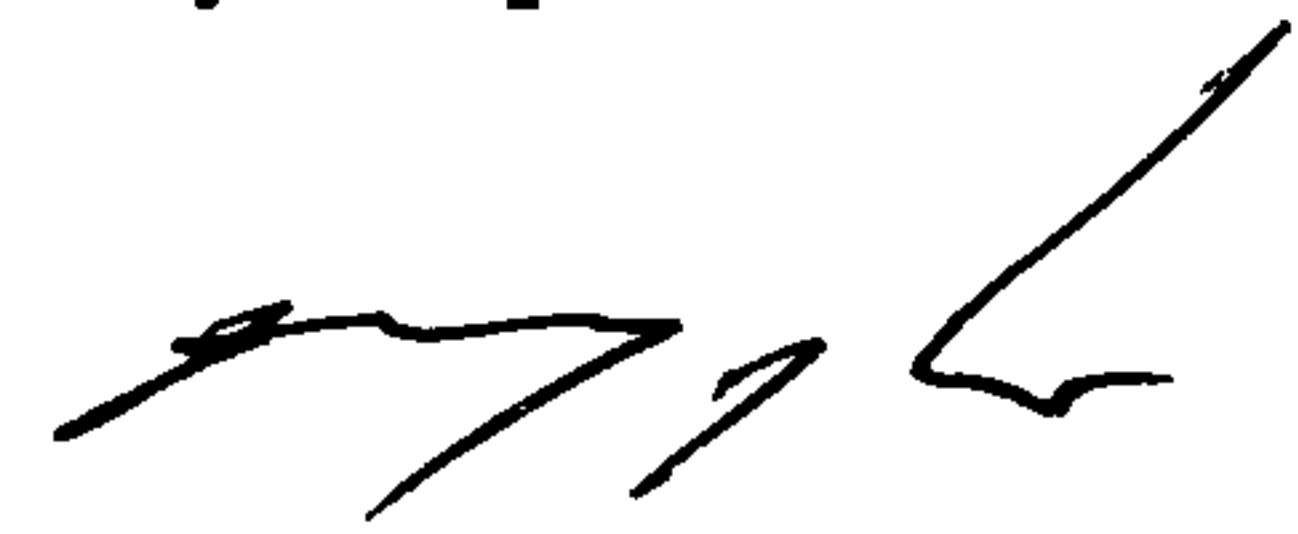
WITNESS:


JAMES E. RICHARDS, JR.

GLEND A DENISE RICHARDS

STATE OF ALABAMA
COUNTY OF SHELBY

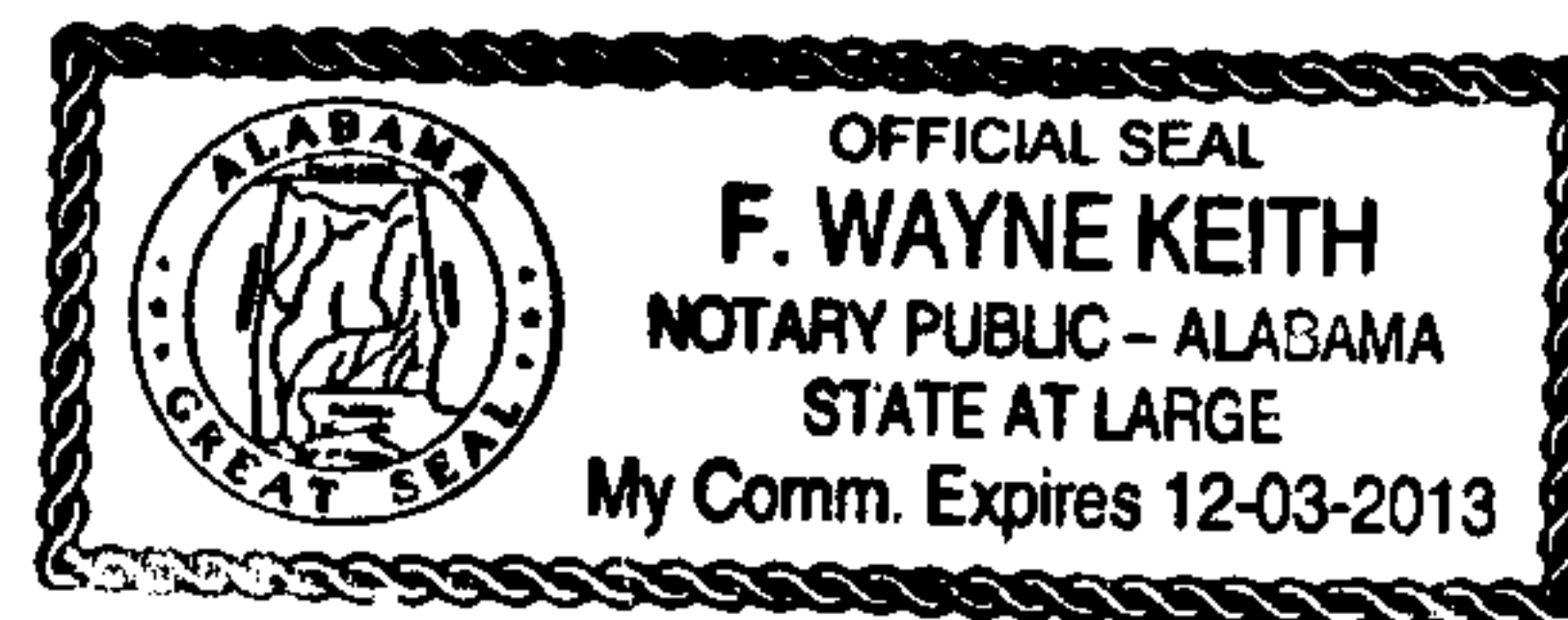
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that James E. Richards, Jr. and Glenda Denise Richards, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10th day of April, 2012.




Notary Public

THIS INSTRUMENT WAS PREPARED BY:
F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124



SEND TAX NOTICE TO:


20120502000151510 2/2 \$22.50
Shelby Cnty Judge of Probate, AL
05/02/2012 09:31:22 AM FILED/CERT

Shelby County, AL 05/02/2012
State of Alabama
Deed Tax: \$7.50