

This instrument was prepared by

(Name) LARRY L. HALCOMB  
3512 OLD MONTGOMERY HIGHWAY  
(Address) HOMESWOOD, ALABAMA 35209

Send tax notice to:  
Charles G. Richards  
1311 Yellowleaf Circle  
Maylene, AL 35114

1754

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty three thousand five hundred and no/100 (\$53,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Stephen R. Halliday and wife, Lynne Halliday  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles G. Richards and Teresa K. Richards

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 49, according to the survey of Eaglewood Estates, First Sector, as recorded  
in Map Book 7, page 45 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines and right-of-way of record.

\$ 50,800.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hand(s) and seal(s), this 1st  
day of November, 1983.

WITNESS:

Deed Tax 3.50  
Rec 1.50  
Int 1.00  
6.00  
1983 NOV -4 AM 10-01  
See Mtg 438-887  
THOMAS D. BROWDER, JR.  
CLERK OF PROBATE

Stephen R. Halliday  
Stephen R. Halliday  
Lynne Halliday  
Lynne Halliday

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,  
hereby certify that Stephen R. Halliday and wife, Lynne Halliday  
whose name s 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 1st day of November, A. D., 1983