

This Instrument Was Prepared By:  
Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO  
Nemsie B. Richardson  
1410 Heather Lane  
Alabaster, AL 35007

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged NEMSIE BERNARD LINDSEY RICHARDSON and husband, WENDELL RICHARDSON (herein referred to as Grantors) do grant, bargain, sell and convey unto NEMSIE B. RICHARDSON and WENDELL RICHARDSON (herein referred to as Grantee), as joint tenants with rights of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 55, according to the Survey of Scottsdale, Third Addition, Phase II, as recorded in Map Book 9, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Nemsie Bernard Lindsey Richardson, Grantor herein, is one and the same as Nemsie Bernard Lindsey.

Subject to that certain mortgage to MortgageAmerica, Inc., of even date herewith in the amount of \$62,350.00.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 and seal, this 26th day of August, 1991.

1. Dead Tax \_\_\_\_\_  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee \_\_\_\_\_  
4. Indexing Fee \_\_\_\_\_  
5. No Tax Fee \_\_\_\_\_  
6. Certified Fee \_\_\_\_\_  
Total \_\_\_\_\_

*Nemsie Bernard Lindsey Richardson*  
Nemsie Bernard Lindsey Richardson

*Wendell Richardson*  
Wendell Richardson

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that NEMSIE BERNARD LINDSEY RICHARDSON and husband, WENDELL RICHARDSON 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 date the same bears date.

Given under my hand and official seal, this the 26th day of August, 1991.

Notary Public

Commission Expires: 11/20/92

zrich

BOOK 361 PAGE 649

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JUDGE OF PROBATE