



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Timothy A. Massey

(Address) 1100 East Park Drive, Suite 301
Birmingham, AL 35235

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred, Eighty-five Thousand, Five Hundred, Ninety DOLLARS
and 00/100-----(\$185,590.00)

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

James F. Smith, A Married Man

David H. Patterson, A Married Man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Stephen Craig Richardson and wife, Mary Elizabeth Keith Richardson

(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 334-A according to a Resurvey of Lots 334 and 335 of Brook Highland, an Eddleman Community, 7th Sector as recorded in Map Book 14 Page 13 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants and conditions of record if any.

Subject to 1991 taxes and thereafter.

\$170,674.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

NOTE: The above described property is not the homestead of the Grantors.

I CERTIFY THIS
INSTRUMENT WAS FILED

91 SEP -9 AM 8:33

JUDGE OF PROBATE

1. Deed Tax	<u>15.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u> </u>
6. Certified Fee	<u>1.00</u>
Total	<u>21.50</u>

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 3rd

day of September, 19 91

WITNESS:

(Seal)	<u>James F. Smith</u>	(Seal)
(Seal)	<u>David H. Patterson</u>	(Seal)
(Seal)	<u> </u>	(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that James F. Smith, A Married Man and David H. Patterson, A Married Man whose name 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 3rd day of September, A.D., 19 91

[Signature]

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