

SEND TAX NOTICE TO:

(Name) David Darnell

(Address) _____

This instrument was prepared by

(Name) Patricia K. Martin

(Address) 3021 Lorna Rd.
Birmingham, Al. 35216

Form 1-1-3 Rev. 9-85
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-one thousand and no/100 (\$61,000.00) DOLLARS

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

Harold Rich and his wife Nancy Rich

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

David Darnell and Jennifer Darnell

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

Shelby County, Alabama to-wit:

Inst 5 1997-09764

03/31/1997-09764
11:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
30.50
002 SWA

See attached Exhibit A for legal description of property being conveyed and which is incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$ 41,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 26 day of March, 19 97.

WITNESS:

(Seal)

(Seal)

(Seal)

Harold Rich (Seal)
HAROLD RICH
Nancy Rich (Seal)
NANCY RICH
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold Rich and his wife Nancy Rich whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of March, A. D. 19 97

Patricia K Martin

EXHIBIT A

Tract I

A parcel of land in the SE 1/4 of SE 1/4 of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commencing at the SE corner of Section 19, Township 20 South, Range 2 West; thence North 0 degrees 26 minutes 54 seconds West a distance of 380.07 feet; thence North 0 degrees 33 minutes 08 seconds West, a distance of 112.18 feet to the point of beginning; thence North 1 degree 02 minutes 38 seconds East a distance of 373.37 feet; thence North 71 degrees 55 minutes 16 seconds West a distance of 541.13 feet; thence South 13 degrees 43 minutes 16 seconds West, a distance of 358.02 feet; thence South 71 degrees 55 minutes 15 seconds East, a distance of 623.30 feet to the point of beginning; being situated in Shelby County, Alabama.

Tract II

A parcel of land in the SE 1/4 of SE 1/4 of Section 19 Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commencing at the SE corner of Section 19, Township 20 South, Range 2 West; thence North 0 degrees 26 minutes 54 seconds West, a distance of 380.07 feet; thence North 0 degrees 33 minutes 08 seconds West a distance of 112.18 feet; thence North 71 degrees 55 minutes 15 seconds West for 623.30 feet to the point of beginning; thence continue along last said course for a distance of 205.0 feet; thence North 18 degrees 04 minutes 45 seconds East for 30.0 feet; thence South 71 degrees 55 minutes 15 seconds East a distance of 202.71 feet; thence South 13 degrees 43 minutes 16 seconds West for a distance of 30.09 feet to the point of beginning; being situated in Shelby County, Alabama.

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