

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822 Columbiana, Al. 35051

SEND TAX NOTICE TO:

(Name) Gary R. Rich
(Address) 2512 Mooney Road
Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 DOLLARS

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

Lucille F. Rich, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Gary R. Rich and Rose A. Rich

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

Shelby County, Alabama to-wit:

Commence at the northwest corner of the SW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 East, Shelby County, Alabama and run thence southerly along the west line of said quarter-quarter section a distance of 56.03 feet to the point of beginning of the property being described; thence continue along last described course a distance of 339.92 feet to a point marked by a steel pin; thence turn a deflection angle of 91 degrees 28 minutes 53 seconds left and run easterly a distance of 202.73 feet to a point marked by a steel pin; thence turn a deflection angle of 88 degrees 55 minutes 16 seconds left and run northerly a distance of 337.12 feet to a point marked by a steel pin; thence turn a deflection angle of 90 degrees 17 minutes 35 seconds left and run westerly a distance of 200.31 feet to the point of beginning.
Situated in Shelby County, Alabama.

According to the survey of Joseph E. Conn, Jr. Al. PLS #9049, dated November 2, 1990.

Lucille F. Rich is the surviving grantee in that certain deed recorded in Real Book 327, Page 681 in Probate Office of Shelby County, Alabama.

07/29/1997-23753
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this

day of July, 1997

WITNESS:

Lucille F. Rich (Seal)
Lucille F. Rich (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lucille F. Rich whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, A. D. 1997

Notary Public.