

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

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

**SEND TAX NOTICE TO:**

(Name) Robby A. Richardson  
(Address) 310 East Sterrett Street  
Columbiana Ala 35051

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX**

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,

Joe Tidmore and wife, Brenda Tidmore

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

Robby A. Richardson and Pattie Marie 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:

A 35% interest in the following described property:

Beginning at the Northeast corner of SE 1/4 of SW 1/4 of Section 24, Township 21 south, Range 1 West; thence South 89 deg. 00 min. West along North forty line a distance of 1219.5 feet to the West margin of a street; thence turn left 89 deg. 42 min. and run along the West boundary of said street 99 feet to point of beginning, which said point is marked by an iron stake; thence continue South in the same direction and along the West boundary of said street a distance of 126 feet to an iron stake; thence turn an angle of 90 deg. to the right and run a distance of 150 feet to an iron stake; thence turn an angle of 90 deg. to the right and run a distance of 126 feet to an iron stake; thence turn an angle of 90 deg. to the right and run a distance of 150 feet to the point of beginning.

Except easement for sewer line across Northeast corner of above lot.

**Inst # 2000-44248**

**12/20/2000-44248**  
**09:13 AM CERTIFIED**  
SHELBY COUNTY JUDGE OF PROBATE  
001 KMB 11.50

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 19th day of December, 2000.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Joe Tidmore (Seal)  
Joe Tidmore  
Brenda Tidmore (Seal)  
Brenda Tidmore

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe Tidmore and Brenda Tidmore 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 19th day of December, A. D., ~~19~~ 2000

My Commission Expires 10-16-2004 [Signature]  
Notary Public.