

GRANTEES' ADDRESS

1313 Brook Highland Lane
Birmingham, AL 35242

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made this the 22nd day of February, 2007, between JAMES Q. RICHEY and wife, FLORENCE M. RICHEY, hereinafter referred to as "Grantors", and JAMES T. CHILDERS and MELISSA D. HART, hereinafter referred to as "Grantees";

WITNESSETH: # 20 K JTC

That Grantors, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by Grantees, the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell and convey unto Grantees as joint tenants, with right of survivorship, the following described real estate, to wit:

Commence at the NW corner of Section 12, T-19-S, R-2-E, Shelby County, Alabama, marked by a 2" open top pipe; thence South 01 Degrees, 04 Minutes, 01 Seconds East along the West line of aforesaid Section, a distance of 1069.64 feet to the Southerly R/W line of County Road #60 (80 foot Right-Of-Way); thence the following chord bearings and distances along said R/W; South 85 Degrees, 31 Minutes, 14 Seconds East, a distance of 1019.51 feet; thence leaving aforesaid R/W South 00 Degrees, 00 Minutes, 00 Seconds East a distance of 713.63 feet; thence North 90 Degrees, 00 Minutes, 00 Seconds East, a distance of 246.18 feet to a point in the center line of a 60 foot wide ingress/egress and utility easement also being the point of beginning; thence South 00 Degrees, 00 Minutes, 00 Seconds East a distance of 199.62 feet; thence South 11 Degrees, 36 Minutes, 05 Seconds East a distance of 555.63 feet; thence North 80 Degrees, 07 Minutes, 35 Seconds East a distance of 571.01 feet to a point in the center line of a 60 foot wide ingress/egress utility easement and being the point of curve of a non tangent curve to the right, of which the radius point lies North 43 Degrees, 16 Minutes 15 Seconds East, a radial distance of 275.00 feet; thence Northwesterly along aforesaid easement and along the arc, through a central angle of 40 Degrees, 56 Minutes, 22 Seconds, a distance of 196.49 feet; thence North 05 Degrees, 47 Minutes, 23 Seconds West a distance of 114.96 feet to a point of curve to the left having a radius of 1,000.00 feet and a central angle of 07 Degrees, 07 Minutes, 35 Seconds; thence Northerly along the arc a distance of 124.38 feet; thence North 12 Degrees, 54 Minutes, 58 Seconds West a distance of 124.92 feet to a point of curve to the left having a radius of 100.00 feet and a central angle of 92 Degrees, 41 Minutes, 44 Seconds; thence Northwesterly along the arc a distance of 161.78 feet; thence South 74 Degrees, 23 Minutes, 18 Seconds West a distance of 256.36 feet to a point of curve to the right having a radius of 125.00 feet and a central angle of 100 Degrees, 43 Minutes, 25 Seconds; thence Northwesterly along the arc a distance of 219.74 feet to the point of beginning and containing 7.77 acres, more or less.



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Shelby Cnty Judge of Probate, AL
02/22/2007 08:35:28AM FILED/CERT

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Ad valorem taxes accruing after October 1, 2006.
2. All utility easements of record or as same are now situated over, along, across or beneath said property.
3. Rights of way for public roads as same are now situated over, along or across said property.
4. Prior reservations, if any, of all minerals, oil and gas, mineral and mining rights, privileges and interests in, under and upon said property.

TO HAVE AND TO HOLD to said Grantees as joint tenants, with right of survivorship, and to their heirs and assigns forever, it being the intention of the parties of this conveyance that (unless the joint tenancy hereby created is severed or terminated during the join 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantors, subject to any aforesaid exceptions and reservations, for them and their heirs, executors and administrators, covenants with Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances other than aforesaid; that they have a good right to sell and convey the same, and that they will forever defend the title conveyed hereby to Grantees against all claims.

Whenever used, the singular shall include the plural and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed these presents on this the day and date first above mentioned.



JAMES Q. RICHEY


FLORENCE M. RICHEY

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES Q. RICHEY and wife, FLORENCE M. RICHEY, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 22nd day of February, 2007,


NOTARY PUBLIC

Shelby County, AL 02/22/2007
State of Alabama

Deed Tax: \$20.00

DEBORAH L. HORTON
NOTARY PUBLIC STATE AT LARGE
COMMISSION EXPIRES
MARCH 28, 2008