



This instrument was prepared by

(Name) Charles F. Lint

(Address) Route 1 Box 1268 Maylene, AL 35114



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Shelby Cnty Judge of Probate, AL
09/15/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight thousand Dollars (\$8,000) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles F. Lint and wife Mary H. Lint (herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Richards and wife Penny L. Richards (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the northwest corner of the northwest quarter of the southwest quarter of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, thence run southerly along the west line of said quarter-quarter 346.66' to a point in the centerline of a public road and the point of beginning of the property being described, thence continue along last described course 399.02' to a point, thence 90 degrees 0 minutes left and run easterly 208.71' to a point, thence 90 degrees 0 minutes left and run northerly 435.82' to a point in the centerline of same public road, thence 90 degrees 0 minutes left and run westerly-northwesterly along said centerline of said public road 211.33' to a point of beginning, and containing 2.0 acres. This is subject to any and all easements, agreements, restrictions and limitations of record.

BOOK 260 PAGE 30

NOTARY PUBLIC, SHELBY CO. ALA.
I CERTIFY THIS
15th SEP 15 PM 3:45
Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Land 800
Taxes 100
Fees 100
1000

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 15 day of September, 1980.

WITNESS:

(Seal) (Seal) (Seal)

Charles F. Lint (Seal)
Mary H. Lint (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Charles T. Cory, a Notary Public in and for said County, in said State, hereby certify that Charles F. Lint and wife Mary H. Lint 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of September, A. D., 1980.

Charles T. Cory Notary Public