

This instrument prepared by

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(Name) Courtney H. Mason, Jr., Attorney at Law

(Address) P.O. Box 1007, Alabaster, Alabama 35007

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND EIGHT HUNDRED FIFTY AND NO/100 (\$4850.00)----- DOLLARS

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

ELIZABETH A. RICHARDSON JOINED IN BY HER SPOUSE, HARRY R. RICHARDSON

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

DAN F. NEAL AND ROBERT G. FARRIS

(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:

Lot 33 of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama. ALSO, that part of Lot 32 of said subdivision, more particularly described as follows: Begin at the Northeast Corner of said Lot 32; thence in a Southwesterly direction, along the Southeast line of said Lot 32, a distance of 5.0 feet; thence 90 deg. right, in a Northwesterly direction, parallel to the Northeast line of Lot 32, a distance of 90.45 feet to a point on the Northwest line of said Lot 32; thence 163 deg. 28 min. 24 sec. right, in a Northeasterly direction along said Northwest line of said Lot 32, a distance of 17.58 feet to the North corner of said Lot 32; thence 16 deg. 31 min. 36 sec. right, in a Southeasterly direction along the Northeast line of said Lot 32, a distance of 73.60 feet to the point of beginning.

And as further consideration the herein grantees expressly assume and promise to pay that certain mortgage to Johnson & Associates Mortgage Co. as recorded in Mortgage Book 390, Page 202, which was assigned to Federal National Mortgage Association in Misc. Book 30, page 235, in said Probate Office, according to the terms and conditions of said indebtedness.

This deed is being re-recorded to correct the legal description.

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 28th day of May, 1982

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal) Rec 1.50 Jud 1.00 2.50 Elizabeth A. Richardson (Seal) HARRY R. RICHARDSON (Seal) 1982 JUN -2 PM 2:06 (Seal)

Judge of Probate (Seal) STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal) Rec 1.50 Jud 1.00 2.50

STATE OF ALABAMA SHELBY COUNTY 1982 JUN 18 PM 3:28 General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH A. RICHARDSON JOINED IN BY HER SPOUSE, HARRY R. RICHARDSON 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 28th day of May, A. D. 1982

Judith Zwartman Notary Public

BOOK 340 PAGE 417
BOOK 340 PAGE 100

Handwritten signature at bottom left