



This instrument was prepared by
(Name) Harrison, Conwill, Harrison & Just
Attorneys at Law
(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,
That in consideration of One Thousand and no/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Martha Jean Johnson and husband, Marvin W. Johnson
(herein referred to as grantors) do grant, bargain, sell and convey unto
James Quinton Richey and Shelbia Jean Richey
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

All that part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, lying East of Shelby County Highway No. 83. Said property containing 4.69 acres according to survey of Evander E. Peavy dated the 14th day of December, 1974.

GRANTOR & GRANTEE'S ADDRESS:
Vincent, Alabama 35178

BOOK 347 PAGE 579

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.
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 31st day of MAY, 19 83

WITNESS:
Martha Jean Johnson (Seal)
Martha Jean Johnson (Seal)
Marvin W. Johnson (Seal)
Marvin W. Johnson (Seal)

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martha Jean Johnson and husband, Marvin W. Johnson 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 31st day of MAY, 19 83.
H. J. Conwill Notary Public.