

This instrument was prepared by

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BIRMINGHAM, ALABAMA 35216



Jefferson Land Title Services Co., Inc.
218 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 (\$115,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
VAN L. RICHEY AND WIFE, BARBARA H. RICHEY

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

STEVEN G. WOODWARD AND WIFE, LINDA SEIBERT WOODWARD

(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 15, according to the Second Addition, Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 59, in the Judge of Probate Office of Shelby County, Alabama, Situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1985 are a lien, but not due and payable until October 1, 1985.
 2. Public utility easements as shown by recorded plat, including a 10 foot easement on the North and East sides.
 3. Restrictions, covenants and conditions as set out in instrument recorded in Real Book 14 Page 536 and Real Book 17 Page 550 and Real Book 34 Page 549 in Probate Office.
 4. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 312 Page 621 in Probate Office.
 5. Agreement with Alabama Power Company as to underground cables recorded in Real Book 25 Page 606 and Covenants in Real Book 25 Page 613 and covenants pertaining thereto recorded in Real Book 25 Page 613 in Probate Office.
 6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 127 Page 140 in Probate Office.
- \$90,000.00 of the purchase price recited above were paid from a mortgage closed simultaneously herewith.

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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 7th day of June, 1985

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 JUN 14 AM 11:20
Deed Pay-2500
Reg-250
Ind-100
28 50
Van L. Richey (Seal)
Barbara H. Richey (Seal)
Judge of Probate (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Van L. Richey and Barbara H. Richey whose name 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 7th day of June, A. D., 1985

James H. Wade
Notary Public.