



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Courtney H. Mason, Jr.

P. O. Box 360187

(Address) Birmingham, Alabama 35236-0187

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of TWENTY-THREE THOUSAND AND NO/100TH (\$23,000.00) DOLLARS

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

HOWARD L. RICHEY AND WIFE, SANDRA S. RICHEY

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

WILLIAM F. ATCHISON, III AND WIFE, ROSEMARY ATCHISON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Lot No. 6, in Block 2, in SECTOR THREE of FALL ACRES SUBDIVISION, situated in and being a part of the SE 1/4 of NE 1/4 of Section 3, Township 21 South, Range 3 West, as recorded in Map Book 5, page 79, in the Probate Office of Shelby County, Alabama. Situated in the Town of Alabaster, Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Guaranty Federal Savings and Loan Association, as recorded in Mortgage Book 356 Page 462 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: 1307 Fifth Avenue, Alabaster, Alabama 35007

\$17,000.00 of the above recited purchase price was paid from a second mortgage loan closed simultaneously herewith.

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 19th

day of November, 19 85

WITNESS: STATE OF ALA. SHELBY CO. Deed tax - 6.00
I CERTIFY THIS
INSTRUMENT WAS FILED Rec. 2.50

1985 DEC -9 PM 2:13

HOWARD L. RICHEY

SANDRA S. RICHEY

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard L. Richey and wife, Sandra S. Richey whose name S are 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 19th day of November A.D., 19 85

My Commission Expires April 9, 1988