

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THREE THOUSAND FIVE HUNDRED & 00/100----
(\$83,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Robert M. Clark and
wife, Mary Sue Clark (herein referred to as grantors), do grant, bargain, sell and
convey unto Robert P. Richardson III and wife, Melissa T. Richardson (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 and right of reversion, the following described real
estate, situated in Shelby County, Alabama, to-wit:

Lot 14-A, according to the Survey of Old Mill Trace as recorded in Map Book 8,
page 12 in the Probate Office of Shelby County, Alabama.

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

\$75,150.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

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.

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And I (we) do, for myself (ourselves) and for my (our) heirs, executors and
administrators, covenant with 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 stated 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 hands and seals, this 30th day of
July, 1986.

Deed Tax \$ 8.50

Map Tax

Recording Fee 2.50

Indexing Fee 1.00

TOTAL 12.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 AUG -4 AM 10:05

Thomas A. Richardson, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY COUNTY

Robert M. Clark

(SEAL)

Mary Sue Clark

(SEAL)

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State,
hereby certify that Robert M. Clark and wife, Mary Sue Clark 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 30th day of July A.D., 1986

