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SEND TAX NOTICE TO:

(Name) Robert W. Richard
4755 7th Court South
(Address) Birmingham, AL 35222

This instrument was prepared by

(Name) Larry R. Newman, Attorney at Law

(Address) 604 38th Street South, Birmingham, Alabama 35222

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of Seventeen Thousand and No/100 (\$17,000.00)----- DOLLARS

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

Danny E. Hope, a married man

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

Robert W. Richard and Elisabeth B. Richard

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

Shelby County, Alabama to-wit:

Part of the NE 1/4 of the NW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast Corner of the NE 1/4, of the NW 1/4 of Section 27, Township 20 South, Range 3 West, Shelby County, Alabama; Thence run West 266.29 feet along the North line of said 1/4, 1/4 Section to point of beginning; Thence continue West, 351.94 feet, to the Easterly Right-of-Way line of Roy Drive; Thence angle left, 92 degrees, 17 minutes, 40 seconds and run Southerly 7.79 feet along said Right-of-Way to point of curvature, of a curve to the left having a radius of 218.31 feet and a central angle of 88 degrees, 07 minutes, 35 seconds; Thence continue around said curve 335.78 feet to point of tangent, Thence continue Northeasterly along said Right-of-Way 133.63 feet; Thence angle left 90 degrees, 02 minutes, 24 seconds and run Northerly 216.38 feet to point of beginning.

Subject to: 1) Advalorem taxes for the years 1988 and thereafter; 2) Easement in favor of Alabama Gas Corporation in Real Volume 112, Page 120; 3) Easement to Plantation Pipe Line Company in Deed Book 112, Page 207; 4) Permit from Plantation Pipe Line Company to V. B. Currie as recorded in Deed Book 139, Page 201; 5) Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 109, Page 582; Deed Book 174, Page 306; and Deed Book 226, Page 533; 6) Right of Way to Shelby County, Alabama in Deed Book 271, Page 715; and Deed Book 271, Page 743; 7) Easement to Southern Natural Gas in Deed Book 90, Page 480; and Deed Book 142, Page 545; and 8) Less and except any portion of subject property within the right of way of a public road.

Grantor warrants that no part of the above property constitutes homestead.

\$13,600.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 2nd day of November, 1987

WITNESS:

- 1. Deed Tax \$ 3.50
- 2. Mtg Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 7.00

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

1987 NOV -8 AM 9:47

Danny E Hope (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Danny E. Hope whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of November, A. D., 1987

Larry R Newman
Larry R. Newman Notary Public.
My Commission Expires: 1-2-88

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