

This form furnished by:

226
Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. and Mrs. William R. Richardson
(Address) 538 Park Avenue
B'ham, AL 35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THOUSAND FIVE HUNDRED AND NO/100 (\$20,500.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GREGORY N. EDMONDSON and wife, DEBORAH K. EDMONDSON

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

WILLIAM R. RICHARDSON and wife, REBECCA L. 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 right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 58, according to the Survey of Woodvale Subdivision, as recorded in Map Book 12 pages 21 and 22, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 40 feet reserved from Woodvale Circle as shown by plat. Public utility easements as shown by recorded plat, including a 40 foot easement on Rear for Colonial Gas Line.

Agreement with Alabama Power Company as to underground cables recorded in Real 189 page 630 and covenants pertaining thereto recorded in Real 189 page 620 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 86 page 182 in Probate Office of Shelby County, Alabama.

1. Deed Tax \$ 20.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 26.00

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 for 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 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 July, 19 89.

WITNESS

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

(Seal)

1989 JUL 10 AM 9:53

(Seal)

(Seal)

Gregory N. Edmondson (Seal)
Gregory N. Edmondson

Deborah K. Edmondson (Seal)
Deborah K. Edmondson

(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 Gregory N. Edmondson and wife, Deborah K. Edmondson 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 7th day of July, A.D., 19 89

1/25/90