

SEND TAX NOTICE TO:

Robert L. Richey

(Name) Dixie Richey

5209 Parkside Circle

(Address) Birmingham, Alabama 35242

This instrument was prepared by

2199

(Name) Gene W. Gray, Jr.

2100 SouthBridge Parkway Suite 650

(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THREE THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

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

Marvin C. Cobern and spouse, Debi M. Cobern

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

Robert L. Richey and Dixie Richey

(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 12, according to the Map and Survey of Parkside, as recorded in Map Book 7, page 136, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien, but not due and payable until October 1, 1992;

Existing easements, rights of way and restrictions of record.

Notary Fee	\$1.50
Recording Fee	\$2.50
Notary Fee	\$3.00
Notary Fee	\$1.00
Notary Fee	\$8.00

\$ 102,035.00 of the consideration was paid from the proceeds of a mortgage loan.

1.50
2.50
3.00
1.00
8.00

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, we have hereunto set our hand(s) and seal(s), this 28th

day of February, 19 92

WITNESS:

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

(Seal)

92 MAR 24 AM 10:04

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON

COUNTY

Marvin C. Cobern

(Seal)

Debi M. Cobern

(Seal)

I, Gene W. Gray, Jr.

a Notary Public in and for said County, in said State,

do hereby certify that Marvin C. Cobern and Debi M. Cobern

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 28th

day of February

A. D., 19 92

Gene W. Gray, Jr.

Notary Public.

return to:
Corley, Marcus & Ward, P.C.
2100 SouthBridge Parkway,
Suite 650
Birmingham, AL 35209

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