

SEND TAX NOTICE TO:

(Name) James E. Richards, Jr.
415 Copperhead Road
 (Address) Maylene, Alabama 35114

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Twenty-Five Thousand and no/100 (\$25,000.00)-----DOLLARS

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

Verna L. Lawrence, an unremarried widow
 (herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Richards, Jr. and Glenda Denise Richards
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A parcel of land in the NW 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 3 West, described as follows:
 Begin at the Northwest corner of the Northwest Quarter of the Southwest Quarter of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence run Southerly along the West line of said Quarter-Quarter 346.66 feet to a point in the centerline of a public graveled road; thence turn 100 degrees 0 minutes left and run along centerline of said road 211.93 feet to a point; thence turn 80 degrees 0 minutes left and run Northerly 308.14 feet to a point; thence turn 89 degrees 31 minutes 42 seconds left and run Westerly along North line of said Quarter-Quarter 208.72 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to taxes for 1992 and subsequent years, restrictions, easements, permits, roadways, and rights of way of record.

\$20,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1992-15383
 07/29/1992-15383
 11:02 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DD1 MCD 12.50

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 29th day of July, 19 92.

WITNESS:

_____(Seal) Verna L. Lawrence (Seal)
Verna L. Lawrence (Seal)
 _____(Seal) (Seal)
 _____(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Verna L. Lawrence, an unremarried widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, A. D., 19 92

W. E. H. F.

Peggy J. Letson
 Notary Public.