

Prepared without benefit of survey. Attorney makes no certifications as to legal description.

This instrument was prepared by

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(Address) P.O. Box 380275, Birmingham, Alabama 35238

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Forty Two Thousand Five Hundred Dollars and 00/100 (\$142,500.00)

to the undersigned grantor, First Alabama Bank a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James E. Richards and wife, Penny L. Richards

(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

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 and the
Southwest 1/4 of the Northeast 1/4 of Section 21, Township 20 South, Range 3
West, Shelby County, Alabama, more particularly described as follows:
Commence at the Southwest corner of Lot 2, Block 2, of Shelena Estates as
recorded in Map Book 5, Page 25, in the Office of the Judge of Probate in
Shelby County, Alabama, said point, also being the Southeast corner of Lot
1, Block 2, of said subdivision; thence in a Northerly direction, along
the West line of said Lot 2, Block 2, of Shelena Estates, said line also
being the East line of said Lot 1, Block 2, of said subdivision, a distance
of 122.2 feet to the Northwest corner of said Lot 2, Block 2, of Shelena
Estates, said point also being the Northeast corner of Lot 1, Block 2, of
said subdivision; thence 72 degrees 01 minutes 18 seconds right, in a
Northeasterly direction, a distance of 691.95 feet to a point on the
Northwest right-of-way line of Shelby County Highway 91, said point also
being on a curve to the left, said curve having a radius of 988.80 feet
and a central angle of 17 degrees 20 minutes 16 seconds, said point also
being the point of beginning; thence 7 degrees 07 minutes 26 seconds left
to tangent of said curve; thence along arc of said curve, in a Northeasterly
direction along said right-of-way line a distance of 299.21 feet to end of
said curve, said point being the intersection of the Northwest right-of-way
line of Shelby County Highway 91, and the Southwest right-of-way line of
Shelby County Highway 52; thence 90 degrees left, measured from tangent of
said curve, in a Northwesterly direction along the Southwest right-of-way
line of Shelby County Highway 52, a distance of 8.27 feet; thence 39 degrees
51 minutes 20 seconds right, in a Northwesterly direction, along said
right-of-way line, a distance of 83.45 feet; thence 45 degrees 58 minutes
16 seconds left, in a Northwesterly direction along said right-of-way line
a distance of 40.0 feet; thence 70 degrees left in a Southwesterly direction,
a distance of 308.80 feet; thence 86 degrees 32 minutes 48 seconds left, in
a Southeasterly direction, a distance of 148.0 feet to the point of beginning.
According to survey of Allen Whitley, Reg. No. 3943, dated November 14, 1980.

This property does not constitute the homestead of grantor.

\$110,000.00 of the above recited consideration was paid from the proceeds of a mortgage
loan executed 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, K. R. Kirkland
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of July 19 93

ATTEST:

Secretary

By K. R. Kirkland President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that K. R. Kirkland
whose name as President of First Alabama Bank/Shelby County
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 27th day of July 19 93

Allison

Kimberly M. Metton
Notary Public

Inst # 1993-22262
07/28/1993-22262
03:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 41.00

Inst # 1993-22262