

SEND TAX NOTICE TO:

(Name) Freddie Sherrell & Nancy Sherrell

(Address) P.O. BOX 23
WESTOVER, ALA. 35185

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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 TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS
AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$70,000.00
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

HAROLD RICH AND WIFE, NANCY RICH

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

FREDDIE SHERRELL AND WIFE, NANCY SHERRELL

(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 No. 2

Commence at the Southeast Corner of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence run west along the south boundary line of said Section 21 for 2685.19 feet; thence turn an angle of 90 deg. 28 min. 55 sec. to the right and run 281.54 feet to point of beginning; thence continue along last said course for 230.0 feet; thence turn an angle of 89 deg. 31 min. 08 sec. to the right and run 268.64 feet to the west right of way line of April Lane; thence turn an angle of 90 deg. 18 min. 54 sec. to the right and run along said west right of way line of said April Lane for 234.92 feet; thence turn an angle of 90 deg. 43 min. 59 sec. to the right and run 269.33 feet to the point of beginning. Situated in Shelby County, Alabama. According to the survey of Larry W. Carver Al. Reg. No. 15454, dated April 16, 1993.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1993 and subsequent years. 1993 ad valorem taxes are a lien but not due and payable until October 1, 1993.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 103, Page 196 and Deed Book 147, Page 40 in Probate Office of Shelby County, Alabama.
3. Easement to South Central Bell recorded in Deed Book 320, Page 997 in Probate Office of Shelby County, Alabama.

As part of the consideration for this conveyance, Grantees assign to the Grantors all of their right, title, and interest in that certain mortgage indebtedness as noted in the mortgage dated March 4, 1993, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, Inst # 1993-06471.

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 30th

July, 19 93.

(Seal)

(Seal)

(Seal)

Harold Rich
Harold Rich

Nancy Rich
Nancy Rich

(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 Harold Rich and wife, Nancy Rich whose names 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 30th day of July A.D. 19 93

Conway H. Foster Jr
Conway H. Foster Jr

Notary Public.

1993-22548 Inst.

07/30/1993-22548
12:44 PM
SHELBY COUNTY JUDGE OF PROBATE
29.50