

This instrument was prepared by

Send Tax Notice To: Susan Petitt Richardson(Name) Lamar Ham

name

209 Oak Street(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

address

Trussville, AL 35173

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

\$20,000

That in consideration of Ten and 00/100 DOLLARS

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

Gus A. Petitt, III, a married man, Susan Petitt Richardson and husband, David G. Richardson, Jr.
(herein referred to as grantors) do grant, bargain, sell and convey unto

Susan Petitt Richardson and David G. Richardson, Jr.

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 24 North, Range 15 East, run east along quarter quarter section line 1016.75 feet, turn an angle of 90° to the left, run 417.6 feet, turn and angle of 90° to the left, run 207.85 feet, turn an angle of 93° 30' to the right, run 134.20 feet to the point of beginning; continue in same direction 120.90 feet, turn an angle of 76° 35' to the right, run 303.80 feet, turn angle of 111° 50' to the right, run 126.68 feet, turn an angle of 68° 10' to the right run 284.30 feet to the point of beginning.

Also an easement for ingress and egress as described in deed recorded in Book 201, page 379 in the Shelby County Probate Office.

Gus A. Petitt, III and Susan Petitt Richardson are all of the devisees under the Will of Gus A. Petitt, Jr., Jefferson County, Alabama Probate Case No. 107109 and Jane Clark Petitt, Jefferson County Probate Case No. 107110.

This property is not the homestead of Gus A. Petitt, III, Grantor herein.

08/16/1993-24258
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00

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 21
day of July, 1993

WITNESS

Lourence G. Turner (Seal)
Miriam G. Turner (Seal)
Brenda H. Hill (Seal)

Gus A. Petitt, III (Seal)
Susan P. Richardson (Seal)
David G. Richardson, Jr. (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Petitt Richardson and husband, David G. Richardson, Jr. 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 21 day of July A. D., 1993

Alan F. Adkins
Notary Public.
Expire 4/4/97

STATE OF GEORGIA
DEKALB COUNTY

On this 30th day of July, 1993, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Gus A. Petitt, III, a married man, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this the 30th day of July, 1993.

James E. Martin
Notary Public
Notary Public, Cobb County, Georgia
My Commission Expires Feb. 20, 1994

Inst # 1993-24258

08/16/1993-24258
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 31.00

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20TH STREET NORTH
BIRMINGHAM, ALABAMA 35203-2693
(205) 251-2871