

Send Tax Notice To:

John William Richardson and wife,
JoAnne Freeman Richardson
109 Winterhaven Drive
Alabaster, Alabama 35007

This instrument was prepared by:
James W. Fuhrmeister
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1993-30554

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Seventy Three Thousand Five Hundred Dollars and 00/100 (\$73,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Scott A. Long and wife, Susan W. Long**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **John William Richardson and wife, JoAnne Freeman Richardson**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 17, Block 5, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$73,284.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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.

10/05/1993-30554
08:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 12.50

IN WITNESS WHEREOF, we (I) have hereunto set our hand(s) and seal, this 30th day of September, 1993.

Scott A. Long
Grantor - Scott A. Long

Susan W. Long
Grantor - Susan W. Long

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Scott A. Long and wife, Susan W. Long, 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 date the same bears date.

Given under my hand and official seal, this the 30th day of September, 1993.

Kimberly M. Metten
Notary Public

My commission expires: 3-5-95

Inst # 1993-30554

10/05/1993-30554
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SHELBY COUNTY JUDGE OF PROBATE
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