

This instrument was prepared by

Send Tax Notice To: Fred M. Richards

(Name) DAVID F. OVSON Attorney at Law

name

8200 South Main Street

address

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

Wilsonville, Alabama 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED FIFTY THOUSAND AND NO/100-----
----- DOLLARS (\$350,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Grady G. Duffey and wife, Ruby J. Duffey

(herein referred to as grantors) do grant, bargain, sell and convey unto Fred M. Richards and wife, Sarah J. 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:

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 1994, which are a lien, but not yet due and payable until October 1, 1994.
2. Easements, rights-of-way and restrictions of record.

\$200,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-29136

09/26/1994-29136
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 161.00

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 22nd day of September, 19 94.

(Seal) Grady G. Duffey (Seal)
Grady G. Duffey

(Seal) Ruby J. Duffey (Seal)
Ruby J. Duffey

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that Grady G. Duffey and wife, Ruby J. Duffey 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 22nd day of September A.D., 1994

David F. Ovson
David F. Ovson Notary Public

Inst # 1994-29136

EXHIBIT "A"

Commence at the Southwest corner of Section 12, Township 21 South, Range 1 East; thence proceed in an Easterly direction along the South boundary of said Section for a distance of 1388.72 feet to the point of beginning of the parcel of land herein described; thence turn an angle of $133^{\circ}00'$ to the left and run in a Northwesterly direction along a fence line for 1567.60 feet; thence turn an angle of $83^{\circ}05'$ to the left and run 201.90 feet; thence turn an angle of $68^{\circ}35'$ to the right and run 188.58 feet to a point on the West boundary line of aforementioned Section 12; thence turn an angle of $57^{\circ}17'41''$ to the right and run along the said West boundary of said Section 12 for 1031.56 feet to a point; thence turn an angle of $91^{\circ}15'02''$ to the right and run Easterly for 996.42 feet to a point; thence turn an angle of $0^{\circ}13'51''$ to the left and run 903.30 feet to a point, being on the Alabama Power Company 397 Mean Sea Level Elevation Contour; thence run Southerly along said Alabama Power Company 397 Elevation Contour for an approximate distance of 1500 feet to an iron (the chord from the last point to this point is 1427.86 feet in length, said chord intersecting the Northern property line at an interior angle of $104^{\circ}38'27''$); thence proceed in a Southwesterly direction (along a line which intersects aforementioned chord at an internal angle of $97^{\circ}24'36''$) for a distance of 340.38 feet to a point; thence turn an angle of $90^{\circ}14'39''$ to the left and run 390.00 feet to a point; thence run along a curve to the right, having a radius of 422.03 feet and central angle of $17^{\circ}56'12''$, for an arc distance of 132.12 feet to a point; thence proceed along a tangent for 128.53 feet to a point; being on the South boundary line of said Section 12; thence turn an angle of $93^{\circ}32'38''$ to the right and run along said Section line for 707.68 feet to the point of beginning.

Less and except any part of subject property acquired by the County and State for Alabama Highway 145 and County Highway 61.

The above described parcel is lying in the SW $\frac{1}{4}$ of Section 12, Township 21 South, Range 1 East, situated in Shelby County, Alabama.

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