

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: J. Schuhl

Mark J. Richman and Shelia C. Richman

ADDRESS: 8 Penn Center, Phila., PA 19103

5039 Linwood Drive

Birmingham, Alabama 35244

STATE OF ALABAMA

COUNTY Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **JOHN A. HARDAWAY and WENDY M. HARDAWAY, Husband and Wife**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto

Mark J. Richman and Shelia C. Richman

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the survey of Linwood Estates, as recorded in Map Book 11 page 45 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

\$140,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-13249

05/19/1995-13249  
01:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 43.30

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 20<sup>th</sup> day of March, 19 95.

[Signature] (Seal)  
Shelia C. Richman (Seal)  
[Signature] (Seal)

[Signature] (Seal)  
John A. Hardaway (Seal)  
[Signature] (Seal)  
Wendy M. Hardaway (Seal)

STATE OF ALABAMA

COUNTY Shelby

General Acknowledgment

I, Darlene L. Wilson, a Notary Public in and for said County, in said State, hereby certify that **JOHN A. HARDAWAY and WENDY M. HARDAWAY, Husband and Wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/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 20<sup>th</sup> day of March, A.D., 19 95.

[Signature]  
Notary Public

MY COMMISSION EXPIRES MAY 19, 1998

Seal

Inst # 1995-13249