

This instrument prepared by:
John N. Randolph, Attorney
Srote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Mark J. Richman
Sheila C. Richman
5039 Linwood Drive
Birmingham, Alabama 35244

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Dollar and other good and valuable consideration Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mark J. Richman, and wife, Sheila C. Richman (herein referred to as grantors) do grant, bargain, sell and convey unto Mark J. Richman and Sheila C. Richman (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 18, according to the Final Plat, Linwood Estates, as recorded in Map Book 11, Page 45, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot building line as shown on recorded map.
3. Restrictions as shown on recorded map.
4. Restrictions appearing of record in Real Volume 149, Page 734; Real Volume 158, Page 712; Real Volume 168, Page 725; Real Volume 192, Page 462, and Real Volume 324, Page 11.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 158, Page 709.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Real Volume 198, Page 912.

There is a mortgage against this in the amount of \$140,000.00, held by Compass Bank, as recorded in Instrument 1995/13250.

Sheila C. Richman and Sheila C. Richman is one and the same person.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the 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 we will and 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 hands and seals this 20th of June, 1995.

Mark J. Richman (Seal)
Mark J. Richman

Sheila C. Richman (Seal)
Sheila C. Richman

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark J. Richman, and wife, Sheila C. Richman 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 31st day of Oct June, 1995.

Patricia Clayne Davis
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 30, 1997.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

Inst # 1995-32986

11/15/1995-32986
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
43.50