

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Fred M. Richards
(Address) 910 Paradise Cove Lane
Wilsonville OR 97150

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-27 Rev. 1-66

Joint Tenants with right of survivorship
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of One Hundred Sixty One Thousand and no/100-----(\$161,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James E. Glenn and wife, Susan C. Glenn,

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

Fred M. Richards and wife, Sarah Jo Richards, as joint tenants, with right of survivorship

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

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East; thence run East along the North line of said 1/4-1/4 for 1578.14 feet; thence 98 degrees 51 minutes right run 399.38 feet; thence 23 degrees 16 minutes left run 271.00 feet; thence 21 degrees 34 minutes left run 12.0 feet; thence 93 degrees 30 minutes right run 315.00 feet; thence 30 degrees 30 minutes left run 333.00 feet; thence 90 degrees 00 minutes left run 30.00 feet to the right of an existing road and the point of beginning; thence 90 degrees 00 minutes right run along said right of way for 110.00 feet; thence 90 degrees 00 minutes left run 253.53 feet; thence 63 degrees 06 minutes left run 123.35 feet; thence 116 degrees 54 minutes left run 309.34 feet to the point of beginning.

Situated in Shelby County, Alabama.

Said property being further described as: Lot 6, according to the survey of Paradise Cove, as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

\$100,000.00 of the above recited purchase price was paid from a mortgage recorded 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 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, the 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.

WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 2nd day of April, 1996.

(Seal)

James E. Glenn

(Seal)

(Seal)

Susan C. Glenn

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James E. Glenn and Susan C. Glenn whose name 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 that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, A. D., 1996.

Mike T. Atchison
My Commission Expires: 10/16/96

Notary Public.

Inst # 1996-10797

ATTN