

VALUE
\$5,000.00

SEND TAX NOTICE TO:

Mr. & Mrs. Lawrence E. Richardson, Jr.
128 Little Fawn Lane
Alabaster, AL 35007

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
3000 Riverchase Galleria, Suite 490
Birmingham, Alabama 35244

STATE OF ALABAMA:

JEFFERSON COUNTY:

Inst # 1996-14630

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100...(\$10.00) Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JODI A. RICHARDSON and husband, LAWRENCE E. RICHARDSON, JR. and JAMES L. HAGEMEYER, A Married Man (herein referred to as grantors), do grant, bargain, sell and convey unto LAWRENCE E. RICHARDSON, JR. and JODI A. RICHARDSON (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 11, according to the Survey of Sector 2, Apache Ridge, Sectors 2 and 3, as recorded in Map Book 16, Page 60, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 1996 and subsequent years, not yet due and payable.
2. All easements, restrictions, building lines, and mortgages of record.

The above described property is not the homestead property of James L. Hagemeyer, one of the grantors above, or of his spouse.

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 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.

05/06/1996-14630
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 16.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of April, 1996.

 (Seal)
JODI A. RICHARDSON

 (Seal)
LAWRENCE E. RICHARDSON, JR.

 (Seal)
JAMES L. HAGEMEYER

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JODI A. RICHARDSON and husband, LAWRENCE E. RICHARDSON, JR., 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 26th day of April, 1996.


Notary Public


STATE OF OHIO:

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES MAY 5, 1999.
BONDED THIS 10TH DAY OF APRIL 1996 UNDERWRITERS.

WOOD COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES L. HAGEMEYER, A Married Man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, 1996.


Notary Public

Virginia E. Wyant
Notary Public, State of Ohio
My Commission Expires March 9, 1999

Inst # 1996-14630

05/06/1996-14630
09:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCS 16.00