

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
Aaron L. Freeman
Mary J. Freeman
40 Hillside Drive
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Thousand Five Hundred and no/100 Dollars (\$3,500.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **FRED RICHARDS** and wife, **SARAH RICHARDS** (herein referred to as grantors), grant, bargain, sell and convey unto **AARON L. FREEMAN** and **MARY J. FREEMAN** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of section 31, Township 20 South, Range 2 East; thence run Easterly along the South line thereof 315.20 feet to the point of beginning; thence continue along the last described course for 51.95 feet; thence 73 deg. 24 min. 51 sec. left and run Northeasterly for 167.38 feet to the Southerly right-of-way of Hillside Road; thence 84 deg. 45 min. 45 sec. left run Northwesterly along said right-of-way for 50.00 feet; thence 95 deg. 14 min. 16 sec. left run Southwesterly for 186.77 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And WE do, for ourselves and for our heirs, executors and administrators, covenant with 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 stated 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 our hands and seals this

1st day of May, 1997.

05/01/1997-13531
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.50

INBSE Davis Place

Inst # 1997-13531

Fred M Richards
Fred Richards

Sarah Jo Richards
Sarah Richards

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Fred Richards and wife, Sarah Richards, 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 1st day of May, 1997.

William R. Jester
Notary Public
My Commission Expires: 9/12/99



Inst # 1997-13531

05/01/1997-13531
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 14.50