

This instrument prepared by:
J. Dennis Bailey, Attorney at Law
9636 Parkway East
Birmingham, Alabama 35215

Send Tax Notice to:
✓ Scott T. Richards
6082 Steeple Chase Dr.
Pinson, AL 35215

WARRANTY DEED (With Right of Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, OSCAR J. CARDWELL and wife, MARIE A. CARDWELL, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SCOTT T. RICHARDS, JR. and wife, BRENDA A. RICHARDS (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot Number 3 in Block Number 1 of Pine Grove Camp according to the survey of said Pine Grove Camp, a map of which is recorded in the Probate Office of Shelby County, Alabama, and being situated in the Southeast Quarter of the Southeast Quarter of Section 12, Township 24, Range 15 East, Shelby County, Alabama, except mineral and mining rights also excepting those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52 at page 176 in the Office of the Judge of Probate of Shelby County, Alabama. Also a ten (10) foot strip along the East boundary of Lot 4 Block 1 of Pine Grove Camp according to the survey of said Pine Grove Camp which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4 at Page 8, and being situated in the SE ¼ of the SE ¼ of Section 12, Township 24, Range 15 East, Shelby County, Alabama. Said strip being adjacent to Lot No. 3 in Block 1 of said Pine Grove Camp. Less and except the west three feet of the east ten feet of Lot 4, Block 1, of Pine Grove Camp as recorded in Map Book 4 page 8, in the Judge of Probate of Shelby County, Alabama. Except mineral and mining rights and also excepting those water rights heretofore granted to the Alabama Power Company by deed recorded in Deed Book 52, at Page 176; subject to power line permits to Alabama Power Company, in the Probate Office of Shelby County, Alabama.

Subject to taxes for current year and all easements and restrictions of record.

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 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of June, 1997.

Oscar J. Cardwell
OSCAR J. CARDWELL
Marie A. Cardwell
MARIE A. CARDWELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Oscar J. Cardwell and Marie A. Cardwell 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 24th day of June, 1997.

Janet W. Hyche
NOTARY PUBLIC
07/11/1997-21943
02:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 73.50

Inst # 1997-21943