

SEND TAX NOTICE TO:

(Name) Fred Richards

(Address) 910 Paradise Cove Lane
Wiltsmille Ala 35186

This instrument was prepared by

(Name) Mike T. Archison, Attorney at Law

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

Form 1-1-S Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY } KNOW ALL MEN BY THESE PRESENTS.

Twenty Five Thousand and no/100-----DOLLARS

That in consideration of

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joanne R. Killingsworth, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Fred Richards and wife, Sarah Richards

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West; thence run West along the North line of said 1/4-1/4 Section a distance of 942.04 feet to the East right of way line of U.S. Highway No. 31; thence turn an angle of 85 degrees 16 minutes to the left and run along said right of way line a distance of 398.29 feet; thence turn an angle of 86 degrees 00 minutes to the left and run a distance of 175.00 feet to the point of beginning; thence continue in the same direction, a distance of 147.48 feet to the West right of way line of ABT and T transmission line; thence turn an angle of 76 degrees 00 minutes to the right and run along said right of way line a distance of 24.08 feet; thence turn an angle of 4 degrees 56 minutes to the right and run said right of way line a distance of 60.54 feet; thence turn an angle of 94 degrees 22 minutes to the right and run a distance of 116.07 feet; thence turn an angle of 5 degrees 21 minutes to the left and run a distance of 40.62 feet; thence turn an angle of 96 degrees 03 minutes to the right and run a distance of 100.00 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

Inst # 1998-15556

04/30/1998-15556
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 33.50

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, I have hereunto set my hand(s) and seal(s), this 29th

day of April, 19 98

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
Joanne R. Killingsworth
(Seal)
(Seal)

STATE OF ALABAMA
Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Joanne R. Killingsworth is known to me, acknowledged before me

whose name is signed to the foregoing conveyance, and who she executed the same voluntarily

on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 29th day of April, 19 98

My Commission Expires: 10/16/2000

(Signature)
Notary Public

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