

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.

(Address) 2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

Send Tax Notice To Chris A. Risher
name
5208 Meadowbrook Road
address
Birmingham, Alabama 35242

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED EIGHTEEN THOUSAND DOLLARS AND NO/100*****

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

Roy K. Croft and wife, Lisa L. Croft
(herein referred to as grantors) do grant, bargain, sell and convey unto

Chris A. Risher and Lori A. Risher

(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 2, according to the Survey of Meadow Brook, 8th Sector, as recorded in Map Book 8, page 57, in the Probate Office of Shelby County, Alabama.

\$ 207,100.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record.

Inst # 1998-20356

06/03/1998-20356
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 19.50

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 grantors herein in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and if one does not survive the other, then the heirs and assigns of the grantors 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 hand(s) and seal(s), this 29th day of May, 19 98.

WITNESS:

(Seal)

(Seal)

(Seal)

Roy K. Croft (Seal)
Lisa L. Croft (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy K. Croft and wife, Lisa L. Croft 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 they executed the same voluntarily on the day the same bears date.

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

[Signature]
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001