

SEND TAX NOTICE TO:

(Name) Fred Richards

(Address) 910 Burnside Court Lane
Wilsonville, Ala 35186

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-1-8 Rev. 8/83

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,

That in consideration of Twenty Thousand and no/100

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

Sammy S. McEwen and wife, Barbara McEwen

(herein referred to as grantors) do grant, bargain, sell and convey unto

Fred Richards and wife, Sarah Jo 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 NW corner of Sec. 6, T-21-S, R-2-E, thence proceed South along the West line of said Sec. 6, for a distance of 1534.29 feet, thence turn a deflection angle of 90 deg. 14 min. 15 sec. to the left and proceed for a distance of 231.76 feet; thence turn a deflection angle of 88 deg. 50 min. 48 sec. to the right and proceed for a distance of 169.69 feet to the point of beginning; thence turn a deflection angle of 05 deg. 13 min. 24 sec. to the right and proceed for a distance of 75.64 feet; thence turn a deflection angle of 95 deg. 52 min. 17 sec. to the left and proceed for a distance of 68.90 feet, to the right of way of Ala. State Hwy. No. 25; thence turn a deflection angle of 59 deg. 10 min. 55 sec. to the left and proceed, along said right of way, for a distance of 70.06 feet; thence turn a deflection angle of 111 deg. 55 min. 31 sec. to the left and proceed for a distance of 98.16 feet to the point of beginning.

EASEMENT

Commence at the NW corner of Sec. 6, T-21-S, R-2-E, thence proceed South along the West line of said Sec. 6 for a distance of 1534.29 feet; thence turn a deflection angle of 90 deg. 14 min. 15 sec. to the left and proceed for a distance of 231.76 feet; thence turn a deflection angle of 88 deg. 50 min. 48 sec. to the right and proceed for a distance of 169.69 feet; thence turn a deflection angle of 05 deg. 13 min. 24 sec. to the right and proceed for a distance of 75.64 feet to the point of beginning; thence continue in the same direction for a distance of 25.51 feet, to the North line of the Paul Edwards lot; thence turn a deflection angle of 95 deg. 52 min. 17 sec. to the left and proceed for a distance of 56.37 feet, to the right of way of Ala. State Hwy. No. 25; thence turn a deflection angle of 59 deg. 10 min. 55 sec. left and proceed for a distance of 29.55 feet; thence turn a deflection angle of 120 deg. 49 min. 05 sec. to the left and proceed for a distance of 68.90 feet to the point of beginning.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits 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 hand(s) and seal(s), this 24th

day of July, 19 98.

WITNESS:

(Seal)

Sammy S. McEwen

(Seal)

(Seal)

Barbara McEwen

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

COUNTY

the undersigned authority

, a Notary Public in and for said County, in said State,

hereby certify that Sammy S. McEwen and Barbara McEwen

whose name s 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 July, A.D. 19 98

My Commission Expires: 10/16/2000

Notary Public

Inst # 1998-28517

DO NOT
07/27/1998-2001
02:50 PM CERTIFIED
SHELBY COUNTY JUDGE & CLERK
JUL 28 1998

Inst # 1998-28517