

SEND TAX NOTICE TO:

(Name) Sammy S. McEwen

(Address) PO Box 380
Wiltsville 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. 1992

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 Sixteen Thousand and no/100----- DOLLARS and

other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fred Richards and wife, Sarah Jo Richards,

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

Sammy S. McEwen and wife, Barbara McEwen,

(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 Northwest corner Section 6 Township 21 South Range 2 East run south along west line of said section for 1497.47 feet to the point of beginning thence turn 81 deg. 48 min. LT and run along the south line of cemetery for 231.0 feet thence turn 82 deg. 11 min. RT and run 111.10 feet thence turn 87 deg. 01 min. RT and run 232.3 feet thence turn 79 deg. 06 min. RT and run 85.9 feet thence turn 74 deg. 41 min. LT and run 139.3 feet thence turn 105 deg. 09 min. RT and run 82.2 feet thence turn 77 deg. 51 min. RT and run 140.3 feet to the point of beginning.

Also, the right of ingress and egress over and along a strip of land lying immediately South of the above described lot; the same being 20 feet in uniform width running from the East line of Shelby County Road No. 61 in an Easterly direction.

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

Inst # 1998-28518

OFFICIAL 1998-28518
OR: NO PM CERTIFIED
MELISSA JOE B. JONES
JUL 13 1998

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, 1998.

WITNESS:

(Seal)

(Seal)

(Seal)

Fred M Richards (Seal)
Fred Richards

Sarah Jo Richards (Seal)
Sarah Jo Richards

STATE OF ALABAMA

Shelby COUNTY }

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

hereby certify that Fred Richards and Sarah Jo Richards

whose name S are 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., 1998

My Commission Expires: 10/16/2000

Notary Public

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