This instrument was propared by: Michael T. Atchison, Attorney at Law P 0 Box 822, Columbiana, AL 35051

WARRANTY BEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Strainghom, Alabama STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS. Shelby

Sixteen Thousand and no/100---- ' \_DOLLARS and

That in consideration of \_\_\_\_\_ other good and valuable consideration

Faire 1-14 Roy. 200

to the undersigned greator 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,

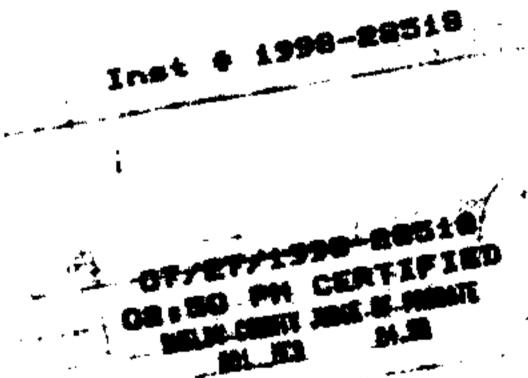
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

\_\_\_\_\_ County, Alabama to-wit: Shelby

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 temetary 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 Bast line of Shelby County Road No. 61 in an Basterly direction.

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



Nethery Public.

TO HAVE AND TO HOLD Unto the said GRANTLE in joint tennate with right of curvivor thip, their heirs and assigns, forever; it heing tibe intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint note 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 selsed 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 seakel, t	his 24th
day of				
WITNESS:		, /	T am	Le Rorde Beall
	(Seal)	Fred	Richards	See KONO (Seal)
i 	(Seal)	-0	110.	(Seal)
	(Seal)	Sara	ah Jo Kicharda	charda (Seal)
Shelby COUNTY				
the undersigned authorized	·	<b>B</b>	, a Notary Public in	and for said County, in said State,
hereby certify that Fred Richard	ds and Sarah Jo	Richards	<del></del>	<del></del>
on this day, that, being informed of the conten	ed to the foregoing conve its of the conveyance	t)	ney	n to me, acknowledged before me xecuted the same voluntarily
on the day the same bears date.  Given under my hand and official seal this  My Commission Exp.	24th	_ day ofJuly	M	A. D., 19 98