

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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SEND TAX NOTICE TO:

DAVID RICHMOND  
2020 SWEETGUM DRIVE  
HOOVER, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THOUSAND and 00/100 (\$200,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SANDRA L. HARRIS, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID RICHMOND and THERESA M. RICHMOND, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 407, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, ELEVENTH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 160, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. 35 foot building line, as shown by recorded map.
3. 10 foot easement on rear, as shown by recorded map.
4. Restrictions as shown by recorded Map.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 353, page 574, in the Probate Office of Shelby County, Alabama.
6. Restrictions or Covenants recorded in Volume 56, page 311 and Volume 14, page 536 and amended by Volume 17, page 550; Volume 34, page 549 and Real 76, page 148, in the Probate Office of Shelby County, Alabama.
7. Agreement with Alabama Power Company recorded in Volume 56, page 308, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.

\$151,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it

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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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SANDRA L. HARRIS, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of August, 1998.

*Sandra L. Harris*

SANDRA L. HARRIS

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SANDRA L. HARRIS, AN UNMARRIED PERSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of August, 1998.

*Art S. Paul*  
Notary Public

My commission expires: 7/11/02

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