

**SEND TAX NOTICE TO:**

(Name) Clyde Hardin

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

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

Form 1-1-8 Rev. 5/98  
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 Sixty Three Thousand Seven Hundred Fifty and no/100----- DOLLARS

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

Richard B. Atchison and wife, Cherie Atchison

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

Clyde Hardin and wife, Sara L. Hardin

(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 SE corner of the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East; thence run Northerly along the East line thereof for 160.55 feet; thence 90 degrees 05 minutes 30 seconds left run Westerly 554.72 feet along the North line of a 25-foot easement for a road and the point of beginning; thence continue last described course for 134.89 feet; thence 73 degrees 59 minutes right 243.55 feet to the Southerly right of way of Shelby County Highway #61; thence 70 degrees 00 minutes right run Northeasterly along said right of way for 150.0 feet; thence 110 degrees 00 minutes right run Southeasterly 125.0 feet; thence 3 degrees 07 minutes 25 seconds right run 207.38 feet to the point of beginning.

According to survey of Thomas B. Simmons, RLS #12945, dated September 10, 1998.

Subject to taxes for 1999 and subsequent years, easements, restrictions and rights of way and permits of record.

\$33,750.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-35891

09/14/1998-35891  
12:45 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 30.50

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 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 hands and seals, this 11th

day of September, 1998.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Richard B. Atchison (Seal)  
Richard B. Atchison  
Cherie B. Atchison (Seal)  
Cherie Atchison

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Richard B. Atchison and Cherie Atchison whose names 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 11th day of September, 1998  
My Commission Expires: 10/16/2000 Michael T. Atchison, Michael T. Atchison