

SEND TAX NOTICE TO:

Fred M. Richards  
(Name) 910 Paradise Cove Lane  
Wilsonville, Alabama 35186  
(Address)

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
P.O. Box 822  
(Address) Columbiana, Alabama 35051

Inst # 1999-01307

Form 1-1-3 Rev. 5/92

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,

01/11/1999-01307  
01:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
38.50

That in consideration of Twenty-Nine Thousand, Seven Hundred and no/100 DOLLARS

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

Fred Wayne Horton, a married man

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

Fred M. Richards and Sarah J. 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 the SW 1/4 of the NE 1/4 of Section 24, Township 21 south, Range 1 West, Shelby County, Alabama; thence North 89 degrees 59 minutes 44 seconds East run 576.87 feet; thence South 0 degrees 00 minutes 58 seconds West for 228.96 feet; thence South 62 degrees 40 minutes 30 seconds West for 399.53 feet to the point of beginning; thence South 65 degrees 13 minutes 56 seconds East for 549.29 feet to the Northwesterly right of way of Alabama State Highway No. 25 (120-foot right of way); thence South 65 degrees 16 minutes 04 seconds West along said right of way for 274.68 feet; thence North 42 degrees 01 minutes 43 seconds West for 137.94 feet; thence South 61 degrees 23 minutes 07 seconds West for 109.36 feet; thence North 11 degrees 40 minutes 12 seconds West for 301.18 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated September 29, 1997.

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

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

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, I have hereunto set my hand(s) and seal(s), this 11th day of January, 1999.

WITNESS:

(Seal)

(Seal)

(Seal)

Fred Wayne Horton

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred Wayne Horton whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, A.D. 1999

Notary Public