

SEND TAX NOTICE TO:

(Name) Joe L. Tidmore

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

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

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

Form 1-1-5 Rev. 3/82

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 Forty Thousand and no/100 DOLLARS

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

Fred M. Richards and wife, Sarah J. Richards

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

Joe L. Tidmore and Brenda Tidmore

(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.

Inst # 1999-09132

03/04/1999-09132  
03:39 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MMS 48.50

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 \_\_\_\_\_ hand(s) and seal(s), this \_\_\_\_\_ 3rd

day of March, 19 99

WITNESS:

(Seal)

(Seal)

(Seal)

Fred M. Richards  
Fred M. Richards

(Seal)

(Seal)

(Seal)

Sarah J. Richards  
Sarah J. 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 M. Richards and Sarah J. Richards

whose name S 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 \_\_\_\_\_ 3rd \_\_\_\_\_ day of March, A. D. 19 99

My Commission Expires: 10/16/2000

Notary Public