

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Mr. Fred Richards

(Address)

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY

} **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Fourteen Thousand Seven Hundred Seven and 50/100----- DOLLARS

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

James C. Reynolds and wife, Linda Jean Reynolds

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

Fred M. Richards and Sarah Richards

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

Shelby

Commence at the SW corner of the E 1/2 of the NE 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 1 East; thence run North along said 1/4-1/4 line a distance of 740.08 feet; thence turn an angle of 140 degrees 01 minutes 10 seconds right and run a distance of 442.77 feet to the point of beginning; thence continue along last described course a distance of 365.84 feet; thence turn an angle of 110 degrees 36 minutes 02 seconds left and run a distance of 150.00 feet; thence turn an angle of 74 degrees 51 minutes 23 seconds left and run a distance of 325.00 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds left and run a distance of 110.00 feet to the point of beginning.

Grantor herein reserves the right to the use of the following described easement for ingress, egress, and utilities, to-wit:

Commence at the SW corner of the E 1/2 of the NE 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 1 East; thence run North along said 1/4-1/4 line a distance of 740.08 feet; thence turn an angle of 140 degrees 01 minutes 10 seconds right and run a distance of 674.73 feet to the point of beginning; thence continue along last described course a distance of 133.88 feet; thence turn an angle of 110 degrees 36 minutes 02 seconds left and run a distance of 129.86 feet; thence turn an angle of 123 degrees 26 minutes 20 seconds left and run a distance of 150.18 feet to the end of said easement.

According to survey of Rodney Y. Shiflett, RLS #21784, dated April 9, 1999.

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

07/02/1999-27867
11:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 23.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 grantee 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS HEREOF, we have hereunto set our hand(s) and seal(s), this 16th day of June, 1999

WITNESS:

James C. Reynolds (Seal)

Linda Jean Reynolds (Seal)

Marta J. Wilder (Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James C. Reynolds and Linda Jean Reynolds, 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.

16th

June

99

Given under my hand and official seal this

A. D. 19

My Commission Expires: 10/16/2000

Notary Public