

Prepared Without Benefit of Title or Survey

Send Tax Notice To:  
Mr. and Mrs. James Richard  
333 Copperhead Road  
Maylene, Alabama 35114

This instrument was prepared by

Bruce H. Green, Attorney  
230 Bearden Road  
Pelham, AL 35124

Warranty Deed, Joint Tenants With Right of Survivorship

STATE OF ALABAMA)  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Thousand and No/100th (\$100,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Steven W. Lint (herein referred to as grantors) do grant, bargain, sell and convey unto James Richards, Jr, and wife, Glenda Denise 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 Northwest corner of the Northwest quarter of the Southwest quarter of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, thence run southerly along the West line of said quarter-quarter 346.66' to a point in the centerline of a public road, thence turn an angle of 100 degrees 0 minutes left and run East-Northeasterly along centerline of said road a distance of 211.93' to the point of beginning of the property being described; thence turn an angle of 9 degrees 27 minutes 13 seconds to the Right and continue along centerline of said road 152.71' to a point, thence turn an angle of 38 degrees 18 minutes 12 seconds right and continue along centerline of said road 116.14' to a point, thence turn an angle of 26 degrees 25 minutes 03 seconds right and continue along centerline of said road 165.80' to a point, thence turn an angle of 34 degrees 49 minutes 18 seconds left and continue along centerline of said road 115.96' to a point, thence turn an angle of 150 degrees 38 minutes 50 seconds right and run Westerly a distance of 417.83' to a point, thence turn an angle of 90 degrees 0 minutes right and run Northerly a distance of 275.74' to the point of beginning, containing 1.76 acres. This is subject to any and all easements, agreements, restrictions and limitations of record.

The above property is not a part of the homestead of Steven W. Lint.

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

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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 (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 and seal this

1 day of Sept., 1999.

WITNESS:

Mary W. Hawkins

Steven W. Lint  
STEVEN W. LINT

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Steven W. Lint whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of September, 1999.

Brenda M. Looker  
Notary Public

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