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Send Tax Notice to:
Jeffrey & Carol Coddington
154 Hackberry Circle
Chelsea AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20031119000761050 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
11/19/2003 09:53:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FORTY SEVEN THOUSAND AND NO/00 (\$47,000.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **H.O. RICH and wife, BARBARA G. RICH (herein referred to as grantor)** bargain , sell and convey unto, **JEFFREY M. CODDING AND CAROL I. CODDING (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3RD day of November 2003.

H. O. Rich
H. O. Rich

Barbara G. Rich
Barbara G. Rich

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that H. O. Rich and Barbara G. Rich 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 3rd day of November, 2003.

Notary Public

My commission expires: 10/16/04

EXHIBIT A
LEGAL DESCRIPTION

From the Southeast corner of the NW 1/4-SW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North along the East boundary of said NW 1/4-SW 1/4 for a distance of 420.00 feet to the POINT OF BEGINNING of herein described parcel of land; thence from said POINT OF BEGINNING, proceed South 7 degrees 01 minute 05 seconds East 128.01 feet to a point on a curve concave left and the Northwesterly right of way of Grimes Road (R/W 60"), (Shelby County Hwy. 337); thence along a curve to the left with a delta angle of 32 degrees 27 minutes 42 seconds having a radius of 239.37 feet and a arc length of 135.62 feet, with a chord bearing and distance of South 34 degrees 29 minutes 09 seconds West, 133.81 feet to a point on said right of way; thence leaving said curve and right of way proceed North 71 degrees 44 minutes 47 seconds West, 12.71 feet; thence North 8 degrees 37 minutes 32 seconds West, 233.55 feet; thence North 88 degrees 41 minutes 12 seconds East, 107.25 feet, back to the POINT OF BEGINNING.
According to the survey of Billy R. Martin, Al. Reg. No. 10559, dated September 13, 2003.