

SEND TAX NOTICE TO:
**Sarah M. Riha and Michael Patrick
Lynch**
1010 Tara Drive
Columbiana, Alabama 35051

This instrument was prepared by:

Sunny Henderson
Trimmier Law Firm
2737 Highland Avenue South
Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Five Thousand dollars & no cents (\$405,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

L. Douglas Joseph, By: Kathy L. Joseph, Attorney-in-Fact and wife, Kathy L. Joseph(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Sarah M. Riha, an unmarried woman, and Michael Patrick Lynch, an unmarried man**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT NO. 3 OF SCARLET RIDGE, SECTOR ONE AS SHOWN BY MAP OF SAID
SUBDIVISION ON RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY
COUNTY, ALABAMA, IN MAP BOOK 24, PAGE 143.

SITUATED IN SHELBY COUNTY, ALABAMA.

1.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 2001-09167, Instrument 1998-50481 and amended in Instrument 1999-4549, in the Probate Office of Shelby County, Alabama.

2.) Right of Way to Alabama Power Company and South Central Bell Telephone Company as recorded in Instrument 1999-29687.

3.) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 98, Page 776.

4.) Easement as reserved in Book 98, Page 776, Public Records of Shelby County, Alabama.

5.) A 20' drainage easement along West lot line as shown on Survey by James M. Ray, Ala. License No. 18383.

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.

L.P.D.
BX
R.D.
DIF

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **May 24, 2004**

L. Douglas Joseph By Kathy L. Joseph A+
L. Douglas Joseph, By: Kathy L. Joseph, Attorney-in-Fact

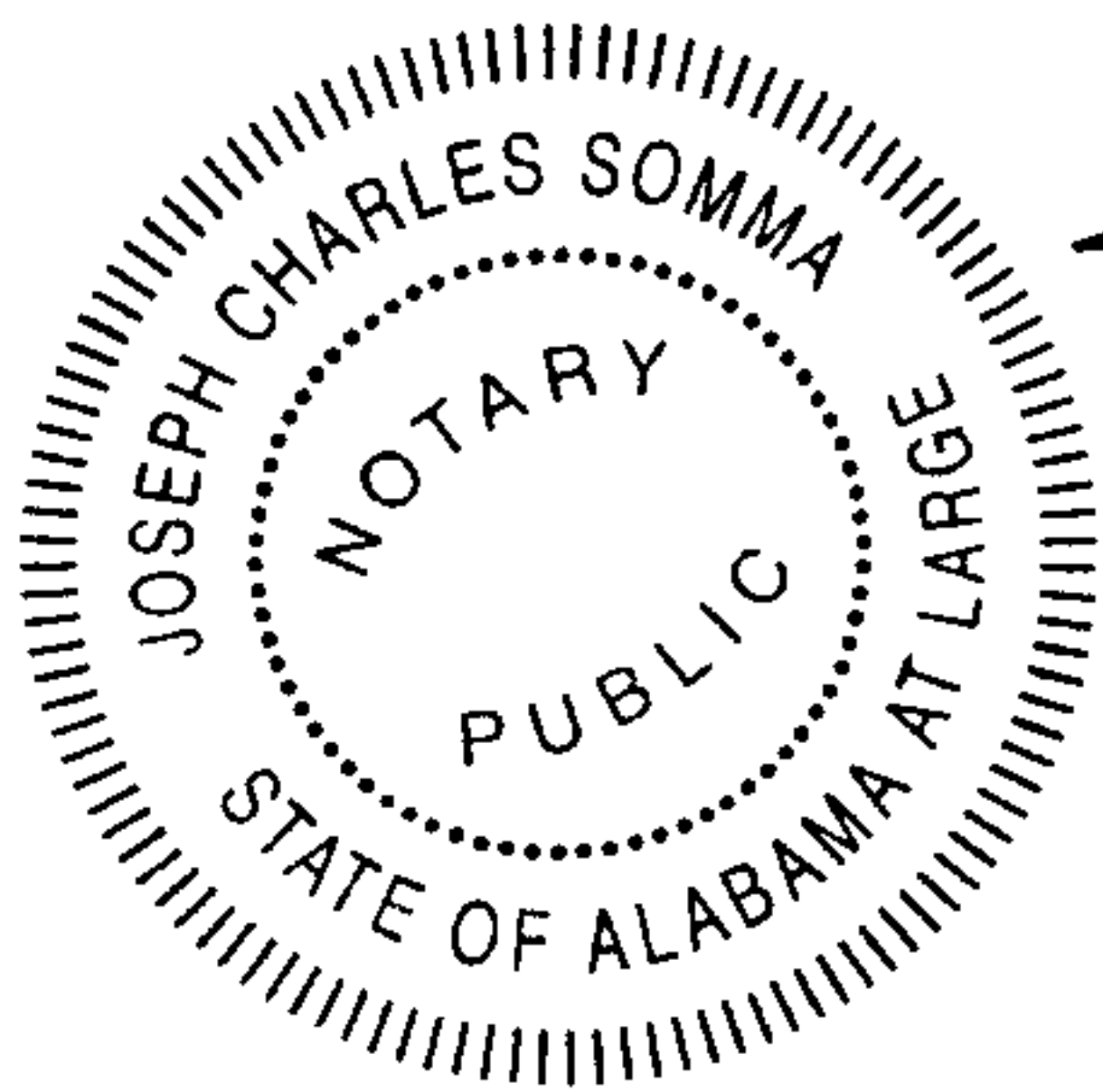
Kathy L. Joseph (Seal)
Kathy L. Joseph

20040716000395510 Pg 2/2 95.00
Shelby Cnty Judge of Probate, AL
07/16/2004 13:49:00 FILED/CERTIFIED

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that L. Douglas Joseph, whose name is signed by Kathy L. Joseph, as Attorney in Fact, to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this **24th** day of **May, 2004**.



[Signature]
Notary Public.
(Seal)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: **Apr 24, 2006**
BONDED THRU NOTARY PUBLIC UNDERWRITERS