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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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SEND TAX NOTICE TO:

STEVEN R. COTTLE  
216 COUNTY ROAD 84  
MONTEVALLO, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND DOLLARS and 00/100 (\$275,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, J. BYRON RICHARDSON, AN UNMARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto STEVEN R. COTTLE and VICKIE L. COTTLE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF RICHARDSON ONE LOT SUBDIVISION, AS RECORDED IN MAP BOOK 19, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE NW 1/4 OF SECTION 8, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN SOUTH 88 DEGREES 29 MIN. 00 SEC. EAST FOR 144.90 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 84; THENCE SOUTH 26 DEGREES 25 MIN. 00 SEC. EAST AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD FOR A DISTANCE OF 343.96 FEET; THENCE SOUTH 31 DEGREES 00 MIN. 00 SEC. EAST AND ALONG SAID RIGHT OF WAY LINE FOR 190.32 FEET; THENCE RIGHT 90 DEGREES 00 MIN. AND RUN SOUTH 59 DEGREES 00 MIN. 00 SEC. WEST RUN 470.45 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 8; THENCE NORTH 00 DEGREES 35 MIN. 16 SEC. EAST AND ALONG SAID WEST SECTION LINE FOR A DISTANCE OF 717.35 FEET TO POINT OF BEGINNING; SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2003 WHICH CONSTITUTE A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2004.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. GENERAL AND SPECIAL TAXES OR ASSESSMENTS FOR 2004 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
4. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN MAP BOOK 19, PAGE 32, IN



THE PROBATE OFFICE.

5. RIGHT(S)-OF-WAY(S) GRANTED TO SHELBY COUNTY FOR ROAD AS SET OUT IN DEED BOOK 205, PAGE 117, AND DEED BOOK 252, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO SOUTHERN NATURAL GAS AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 88, PAGE 583, IN SAID PROBATE OFFICE.
7. EASEMENT TO WATER WORKS BOARD OF THE CITY OF CALERA AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 186, PAGE 28, IN SAID PROBATE OFFICE.
8. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT RECORDED IN MAP BOOK 19, PAGE 32, IN THE PROBATE OFFICE.

\$220,000.00 of the consideration herein was derived from a mortgage closed 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, J. BYRON RICHARDSON, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of September, 2004.


  
J. BYRON RICHARDSON

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that J. BYRON RICHARDSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of September, 2004.

  
Notary Public

My commission expires: 9.29.06

