Send Tax Notice To:
IVAN C & JOY L GREENE
138 Cove Court
Wilsonville, Ala 35186

20050511000227410 1/2 $126.00
Shelby Cnty Judge of Probate,AL
05/11/2005 02:49:08PM FILED/CERT

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **ONE HUNDRED ELEVEN THOUSAND NINE HUNDRED AND NO/00 ($111,900.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

SARAH JO RICHARDS, A MARRIED WOMAN

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

IVAN C GREENE AND JOY L GREENE

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.
Situated in SHELBY County, Alabama.

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

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

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

$0.00 of the above-recited consideration was paid from a first 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 6TH day of May, 2005.

Sarah Jo Richards
SARAH JO RICHARDS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State hereby

SARAH JO RICHARDS

whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6TH day of May, 2005.

Notary Public
My commission expires: 10-16-08

20050511000227410 2/2 $126.00
Shelby Cnty Judge of Probate,AL
05/11/2005 02:49:08PM FILED/CERT

SCHEDULE A CONTINUED
LEGAL DESCRIPTION

PARCEL I:

Commence at the NW corner of the SW 1/4 of the SE 1/4, Section 1, Township 21 South, Range 1 East and run easterly along the North line of said 1/4-1/4 section 213.59 feet; thence right 45 degrees 05 minutes 55 seconds and run 603.44 feet to the point of beginning; thence continue along last described course, 162.84 feet to a point on the northwesterly right of way of (Montgomery Public Road); thence right 88 degrees 05 minutes 51 seconds and run along said right of way 135.12 feet; thence right 91 degrees 51 minutes 11 seconds and run 163.53 feet; thence right 88 degrees 26 minutes 20 seconds and run 135.24 feet to the point of beginning. According to the survey of Robert C. Farmer, Registered Land Surveyor #14720, dated March 16, 1990.

Shelby County, AL 05/11/2005
State of Alabama

Deed Tax:$112.00