200701110000017790 1/1 \$78.50 Shelby Cnty Judge of Probate, AL 01/11/2007 02:28:35PM FILED/CERT

Send tax notice to:

JAMES E. RICHARDSON AND SHEILA G. RICHARDSON
644 SPRINGBANK TERRACE
HOOVER, ALABAMA 35242

Shelby County, AL 01/11/2007 State of Alabama

Deed Tax: \$67.50

WARRANTY DEED JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Six Hundred Seventy Five Thousand and No/100 (\$675,000.00) and other valuable considerations to the undersigned GRANTOR (S), Barbara O'Connor Russo, an unmarried individual (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto James E. Richardson and Sheila G. Richardson, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 911, ACCORDING TO THE SURVEY OF GREYSTONE LEGACY, 9TH SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 44 A AND B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$475,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 8th day of January,

BY:

2007.

BARA Q'CONNOR RUSSO

MAX D. BAHOS, ATTORNEY-IN-FACT

STATE OF ALABAMA
COUNTY OF JEFFERSON

MY COMMISSION EXPIRES:

BIRMINGHAM, ALABAMA 35243

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Barbara O'Connor Russo, by Max D. Bahos, Attorney-in-Fact, 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 in his capacity of Attorney-in-Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, 2007.

NOTARY PUBLIC

CHRISTOPHER P. MOSELEY

THIS INTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.

2871 ACTON ROAD, SUITE 101

MY COMMISSION EXPIRES 10/07/00

MY COMMISSION EXPIRES 10/07/00