

GRANTEES' ADDRESS

20070222000080370 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
02/22/2007 08:35:29AM FILED/CERT

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

THIS INDENTURE, made this the 22nd day of February, 2007, between JAMES Q. RICHEY and wife, FLORENCE M. RICHEY, hereinafter referred to as "Grantors", and JASON WARREN CHILDERS and wife, KRISTI ROSE CHILDERS, hereinafter referred to as "Grantees";

WITNESSETH:

JO K JC

That Grantors, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by Grantees, the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby grant, bargain, sell and convey unto Grantees as joint tenants, with right of survivorship, the following described real estate, to wit:

Commence at the NW corner of Section 12, T-19-S, R-2-E, Shelby County, Alabama, marked by a 2" open top pipe; thence South 01 Degrees, 04 Minutes, 01 Seconds East along the West line of aforesaid Section, a distance of 1069.64 feet to the Southerly R/W line of County Road #60 (80 foot R/W); thence the following chord bearing and distance along said R/W; South 85 Degrees, 31 Minutes, 14 Seconds East, a distance of 1019.51 feet; thence leaving aforesaid R/W South 00 Degrees, 00 Minutes, 00 Seconds East a distance of 1831.92 feet; thence North 89 Degrees, 40 Minutes, 50 Seconds East a distance of 357.92 feet to the point of beginning; thence continue North 89 Degrees, 40 Minutes, 50 Seconds East a distance of 920.49 feet to a point on the centerline of a 60 foot wide ingress/egress and utility easement and being a point of curve of a non tangent curve to the left, of which the radius point lies South 85 Degrees, 41 Minutes, 43 Seconds West, a radial distance of 475.00 feet; thence Northwesterly along aforesaid easement and along the arc, through a central angle of 51 Degrees, 09 Minutes, 31 Seconds, a distance of 424.12 feet; thence North 55 Degrees, 27 Minutes, 48 Seconds West a distance of 146.85 feet to a point of curve to the right having a radius of 275.00 feet and a central angle of 08 Degrees, 44 Minutes, 03 Seconds; thence Northwesterly along the arc a distance of 41.92 feet; thence South 80 Degrees, 07 Minutes, 35 Seconds West leaving aforesaid easement a distance of 571.01 feet; thence South 00 Degrees, 00 Minutes, 00 Seconds East a distance of 372.41 feet to the point of beginning and containing 8.00 acres, more or less.

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

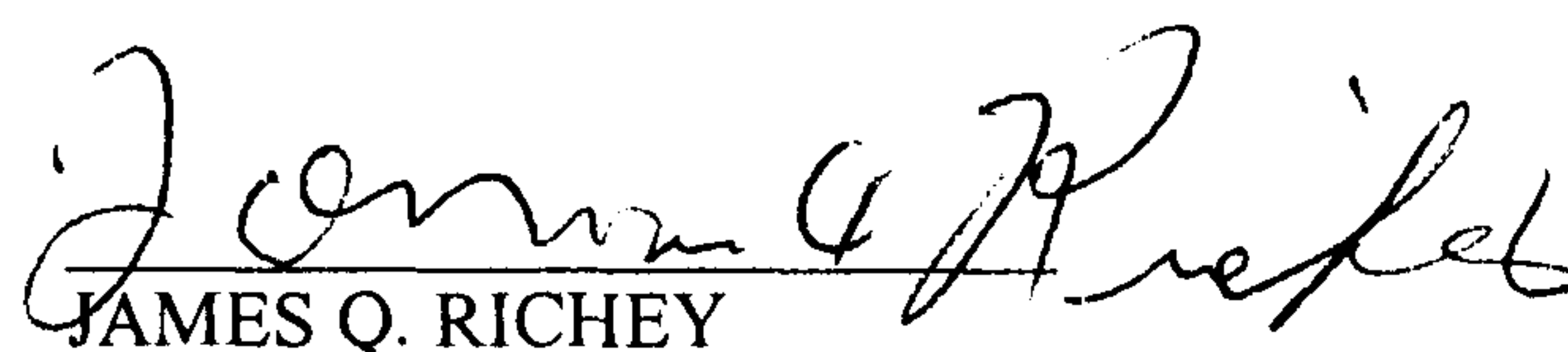
1. Ad valorem taxes accruing after October 1, 2006.
2. All utility easements of record or as same are now situated over, along, across or beneath said property.
3. Rights of way for public roads as same are now situated over, along or across said property.
4. Prior reservations, if any, of all minerals, oil and gas, mineral and mining rights, privileges and interests in, under and upon said property.

TO HAVE AND TO HOLD to said Grantees as joint tenants, with right of survivorship, and to their heirs and assigns forever, it being the intention of the parties of this conveyance that (unless the joint tenancy hereby created is severed or terminated during the join 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantors, subject to any aforesaid exceptions and reservations, for them and their heirs, executors and administrators, covenants with Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances other than aforesaid; that they have a good right to sell and convey the same, and that they will forever defend the title conveyed hereby to Grantees against all claims.

Whenever used, the singular shall include the plural and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed these presents on this the day and date first above mentioned.

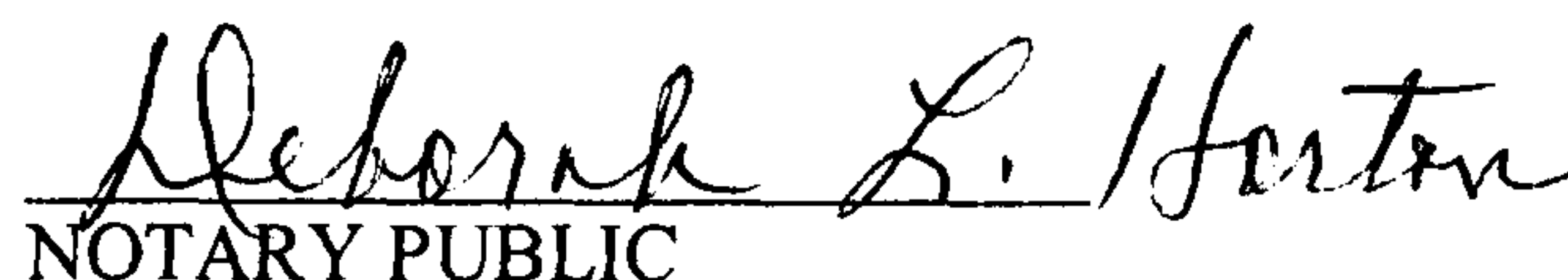

JAMES Q. RICHEY


FLORENCE M. RICHEY

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES Q. RICHEY and wife, FLORENCE M. RICHEY, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 22nd day of February, 2007,


NOTARY PUBLIC

DEBORAH L. HORTON
NOTARY PUBLIC STATE AT LARGE
COMMISSION EXPIRES
MARCH 28, 2008

Shelby County, AL 02/22/2007
State of Alabama

Deed Tax: \$20.00