705085

SEND TAX NOTICE TO:
Wayne O. Richardson
Rene N. Richardson
1122 Macqueen Circle
Helena, AL 35080

THIS INSTRUMENT PREPARED BY:
Shannon E. Price, Esquire
P. O. Box 19144
Birmingham, AL 35219

Shelby County, AL 06/04/2007
State of Alabama

Deed Tax:$41.50

20070604000257150 1/2 $55.50
Shelby Cnty Judge of Probate,AL
06/04/2007 09:25:39AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **—TWO HUNDRED SIX THOUSAND FIVE HUNDRED AND NO/100'S DOLLARS—($206,500.00)**

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

Christopher Tolliver and wife, Cynthia L. Tolliver

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Wayne O. Richardson, and wife Rene N. Richardson

(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 30, ACCORDING TO THE SURVEY OF SECOND SECTOR FIELDSTONE PARK, AS RECORDED IN MAP BOOK 16, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Christopher Tolliver and wife, Cynthia L. Tolliver by deed dated 4/28/2000 and filed 5/10/2000 in Instrument 2000-15388.

Subject to:

1) The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
2) Municipal improvements assessments and fire district dues against subject property, if any.
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.
4) 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 No. 1993-3847, Instrument No. 1993-3848 and Instrument 1997-1423, in the Probate Office of Shelby County, Alabama.
5) 30' building line as shown on recorded Map Book 16, Page 114.
6) 10' easement along rear lot line as shown on recorded Map Book 16, Page 114.
7) 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 Instrument 1992-31754.

$ 165,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

CLT

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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.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **May 25, 2007**.

_____(Seal)

_____(Seal)

Christopher Tolliver **(Seal)**

Cynthia L. Tolliver **(Seal)**

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher Tolliver and wife, Cynthia L. Tolliver, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 2007.

Notary Public
My Commission Expires: Richard B. McClelland
My Commission Expires: 10-19-2010

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice