


THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S AI
Joel L. Richey
5925 Highway 51
Wilsonville, Alabama 35186


20071017000481470 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
10/17/2007 08:37:48AM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Forty Thousand and 00/100 (\$140,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Kathryn Jane Heard, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Joel L. Richey and Ellyn Richey, husband and wife**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Parcel 1: Lot 7, Block 3, of Pine Hill Subdivision, as recorded in Map Book 4 page 45 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2: Lot 10, Block 4, of Pine Hill Subdivision, as recorded in Map Book 4 page 45 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 3: Begin at the Southeast corner of Lot 7, Block 3 of Pine Hill Subdivision, as recorded in Map Book 4 page 45 in the Office of the Judge of Probate of Shelby County, Alabama, said point being the point of beginning; thence North 00 deg. 07 min. 43 sec. East a distance of 200.07 feet; thence South 89 deg. 55 min. 34 sec. East a distance of 103.60 feet; thence South 89 deg. 56 min. 54 sec. East a distance of 150.00 feet; thence South 89 deg. 56 min. 13 sec. East a distance of 465.14 feet; thence South 23 deg. 15 min. East a distance of 261.02 feet; thence North 89 deg. 16 min. 06 sec. West a distance of 821.87 feet; thence North 00 deg. 51 min. 27 sec. West a distance of 30.04 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Kathryn Jane Heard is the surviving grantee of those certain deeds recorded in Deed Book 262 page 96 and Deed Book 216 page 905 in the Probate Office of Shelby County, Alabama; the other grantee, Archie E. Heard having died on or about August 12, 2003.

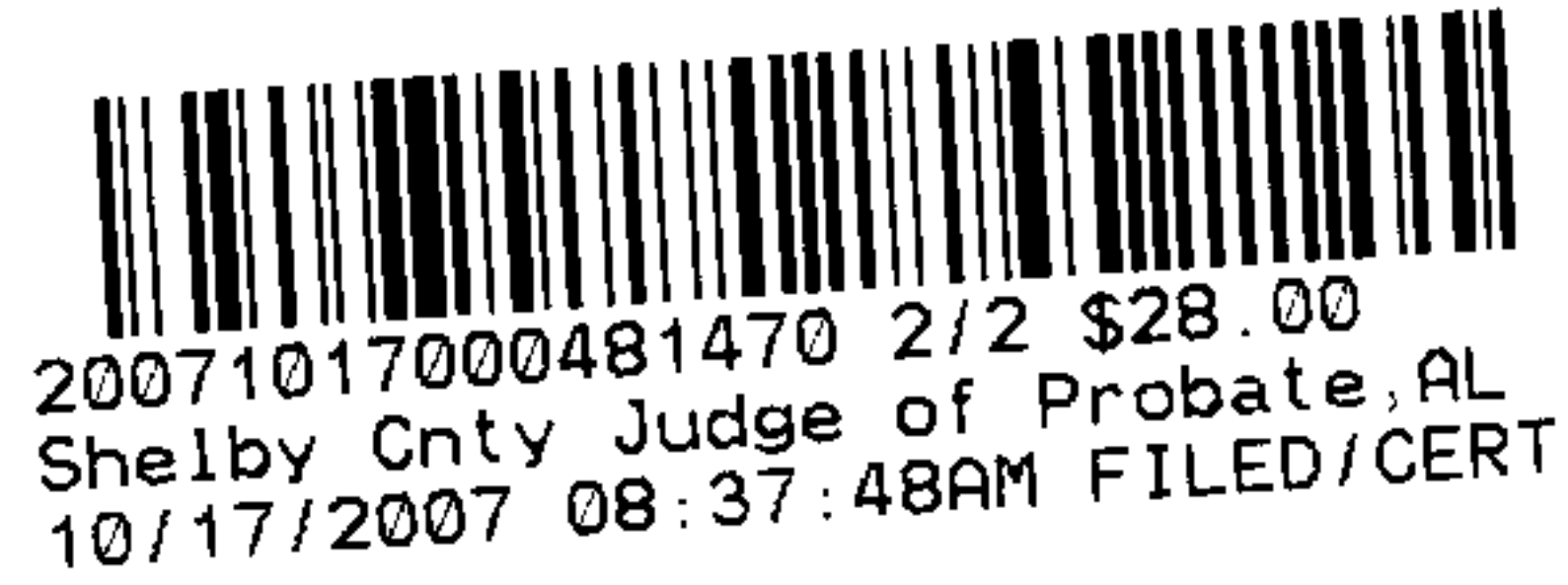
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$126,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 15th day of October, 2007.



Kathryn Jane Heard
Kathryn Jane Heard

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kathryn Jane Heard, a single individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of October, 2007.

[Signature]
NOTARY PUBLIC
My Commission Expires: 3/10/11

Shelby County, AL 10/17/2007
State of Alabama
Deed Tax: \$14.00