

SEND TAX NOTICE TO:

(Name) Jeff Dillard
1133 Daniel Drive
 (Address) Birmingham, AL 35228

This instrument was prepared by

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(Name) Mitchell A. Spears
P.O. Box 91
 (Address) Montevallo AL 35115 205/665-2825

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand Five Hundred and 00/100 (\$9,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Chestine Bryant, an unmarried man

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

Jeff Dillard and wife, Anne C. Dillard

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

A parcel of land located in Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 22; thence in a Northerly direction along the West line of said Section 22, a distance of 979.81 feet to the point of beginning; thence continue along last described course a distance of 193.59 feet to a point on the South right of way line of Shelby County Highway 80; thence 91 degrees 27 minutes 30 seconds right, in an Easterly direction along said Right of Way, a distance of 223.0 feet; thence 67 degrees 11 minutes 30 seconds right, in a Southeasterly direction, a distance of 161.12 feet; thence 5 degrees 23 minutes right, in a Southeasterly direction, a distance of 44.98 feet; thence 107 degrees 43 minutes right, in a Westerly direction, a distance of 295.77 feet to the point of beginning. Said parcel contains 1.16 acres, more or less, and is subject to a 30 foot easement extending parallel to its Northeast property lines.

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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, I have hereunto set my hand(s) and seal(s), this 21 day of December, 1985

WITNESS:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED (Seal)

Chestine Bryant (Seal)
 Chestine Bryant

1986 JAN -2 PM 12:15 (Seal)

STATE OF ALABAMA }
Shelby COUNTY } JUDGE OF PROBATE

Deed TAX 9.50
 Rec 2.50
 Int 1.00
13.00 (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chestine Bryant 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of December, A. D., 1985

M A Spears

Notary Public.