

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Thomas R. McEniry, Attorney at Law

(Address) 1721 4th Avenue, North, Bessemer, AL 35020

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 Five Thousand Dollars (\$5,000.00) and the execution of a purchase DOLLARS
money mortgage in the amount of Ten Thousand Dollars (\$10,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

FLOYD M. KELLEY and wife MYRTICE V. KELLEY

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

SCOTTIE DEAN HOLDEN & wife VICKI WOODS HOLDEN

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

Shelby

County, Alabama to-wit:

BOOK 095 PAGE 674

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 3 West; thence East along South line of said 1/4-1/4 Section 682.52 feet to the centerline of a churt road having a 50-foot right-of-way for the point of beginning; thence 59° 15' left and run along centerline of said road 79.0 feet to the point of beginning of a curve having a central angle of 16° 15'; thence along arc of said curve 99.33 feet to the point of tangent; thence continue along tangent of last described curve 374.41 feet to the beginning of a curve having a central angle of 15° 47'; thence along arc of said curve 49.68 feet to point of tangent; thence continue along tangent of last described curve 22.31 feet to a curve having a central angle of 12° 52'; thence continue along arc of said curve 49.79 feet to the point of tangent; thence continue along tangent of last described curve 185.78 feet to a curve having a central angle of 42° 37'; thence continue along arc of said curve 76.28 feet to the point of tangent; thence continue along tangent of last described curve 55.55 feet to a point being centerline intersection of 50-foot right-of-way and 20-foot access easement; thence run East to the East boundary of said SE 1/4 of SW 1/4; thence turn an angle to the right and run along said East boundary of said 1/4-1/4 Section to the SE corner of said 1/4-1/4 Section; thence turn an angle to the right and run to the point of beginning. Mineral and Mining Rights Excepted as shown by Deed Book 312, Page 314.

- Subject to Permit to Alabama Power Company, recorded in Deed Book 150, Page 81, Shelby County Probate Office.
- Subject to restrictions, easements and agreements contained in deed from Tennessee Coal, Iron and Railroad Company to L. H. Jones and Zella Sullivan Jones, recorded in Deed Book 147, Page 216, Shelby County Probate Office.
- Subject to right-of-way appearing in Deed Book 312, Page 314, in said Probate Office.
- Subject to rights of others as to use of churt road on Northwest side of property.

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 sañte to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 14th

day of October 19 86

STATE OF ALA. SHELBY CO.

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

Deed TAX 5.00 (Seal)
Rec 2.50 1986 OCT 15 PM 2: 13 (Seal)
Jud 1.00 (Seal)
8.50 (Seal)
JUDGE OF PROBATE

Floyd M. Kelley (Seal)
FLOYD M. KELLEY (Seal)

Myrtice V. Kelley (Seal)
MYRTICE V. KELLEY (Seal)

STATE OF ALABAMA
JEFFERSON

}
COUNTY

I, Harlene P. Nurse the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Floyd M. Kelley and wife Myrtice V. Kelley

whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, and being informed of the contents of the conveyance they executed the same voluntarily

on the 14th day of October, A. D., 1986.

Given, under my hand and official seal this 14th day of October, A. D., 1986.
Rt 1, Box 827
Maylene, AL 35114

Harlene P. Nurse public.