

SEND TAX NOTICE TO:

(Name) Charlie Chancellor & Wanda Chancellor
474 Wallace Drive
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler
(Address) Columbiana, Alabama 35051

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 FOUR THOUSAND AND NO/100 (\$4,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William M. Schroeder, Dorothy D. Schroeder, and David P. Downs

(herein referred to as grantors) do grant, bargain, sell and convey unto
Charlie Chancellor and wife, Wanda Chancellor

(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 111 PAGE 46

Commence at the northernmost corner of Lot 16 of the 1971 addition to Shelby Shores as recorded in Map Book 5, page 96; run thence South 38° 10' 42" West along the South right of way of Wallace Drive for 75 feet; run thence North 51° 49' 18" West for 60 feet to the point of beginning and North of right of way of said Wallace Drive; run thence North 38° 10' 42" East along said Wallace Drive for 41.23 feet; run thence North 30° 03' 26" West for 236.0 feet; run thence South 38° 10' 44" West for 269.56 feet to the right of way of said Wallace Drive; run thence in a southeasterly direction along said Wallace Drive and a curve to the left, having a radius of 144.73 feet for an arc distance of 67.69 feet; run thence South 69° 44' 47" East along said Wallace Drive for 73.82 feet; run thence in an easterly direction along said Wallace Drive and a curve to the left, having a radius of 118.57 feet for an arc distance of 149.15 feet to the point of beginning. Said land being in Section 18, Township 22 South, Range 2 East of the Huntsville Principle Meridian, Shelby County, Alabama and containing 1 acre.
Subject to easements and rights of way of record.

The above described property constitutes no part of the homestead of any of the grantors or their spouses.

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT IS FILED
1987 JAN 21 AM 8:49
JUDGE OF PROBATE

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, we William M. Schroeder, Dorothy D. Schroeder, and David P. Downs have hereunto set OUR hand(s) and seal(s), this 16th day of October, 19 86.

WITNESS:
RECORDING FEES
Deed Fee \$ 4.00 (Seal)
Recording Fee \$ 2.50 (Seal)
Index Fee \$ 1.00 (Seal)
TOTAL \$ 7.50 (Seal)

William M. Schroeder (Seal)
Dorothy D. Schroeder (Seal)
David P. Downs (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, James P. Robinson, the undersigned, a Notary Public in and for said County of Shelby, State of Alabama, hereby certify that William M. Schroeder, Dorothy D. Schroeder, and David P. Downs whose names S are William M. Schroeder, Dorothy D. Schroeder, and David P. Downs signed to the foregoing conveyance, and who are known to me, and 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 16th day of October, A.D., 19 86.

James P. Robinson
Commission Expires September 16, 1989