

This instrument was prepared by

1419  
**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS

and other good and valuable considerations  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Charles B. Berry and wife, Janet M. Berry

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

John D. Niblett, Jr. and Brenda S. Niblett

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

Shelby County, Alabama to-wit:

Commence at the SE corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and run thence Northerly along the East line of said Section 3, a distance of 574.0 feet to a point; thence turn an angle of 90 degrees 31 minutes left and run Westerly a distance of 247.75 feet to the point of beginning of the property described; thence turn an angle of 91 degrees 40 minutes right and run Northerly a distance of 116.0 feet to a point; thence turn an angle of 0 degrees 13 minutes right and continue Northerly a distance of 40.85 feet to a point; thence turn an angle of 65 degrees 48 minutes left and run Northwesternly a distance of 409.19 feet to a point on the East line of 30.0 foot wide access easement; thence turn an angle of 114 degrees 58 minutes left and run Southerly along said access easement line a distance of 192.57 feet to a point; thence turn an angle of 65 degrees 02 minutes left and run Southeasterly a distance of 405.31 feet to a point; thence turn an angle of 111 degrees 50 minutes 54 seconds left and run Northerly a distance of 34.14 feet to point of beginning.

Situated in Shelby County, Alabama.

\*\*This deed is given to replace an unrecorded deed dated February 6, 1986.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 have hereunto set our hands(s) and seal(s), this 18th  
day of March, 19 88.

WITNESS:

Deed TAX 50  
Rec 2.50  
Jud 1.00  
4.00  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 MAR 18 PM 3:49  
JUDGE OF PROBATE

Charles B. Berry (Seal)  
Charles B. Berry  
Janet M. Berry (Seal)  
Janet M. Berry (Seal)

STATE OF ALABAMA

Shelby

COUNTY

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Charles B. Berry and wife, Janet M. Berry  
whose name s are signed to the foregoing conveyance, and who are known to me, 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 18th day of March, A. D., 19 88

Brita Y. Davidson

Notary Public.