

SEND TAX NOTICE TO:

(Name) BOBBY RAY SELLERS, JR.
205 L & M TRACE
(Address) SHELBY, AL 35143

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of ONE HUNDRED SIXTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS
(\$168,500.00)

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

DORIS KNAPP and husband, KENNETH KNAPP

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

BOBBY RAY SELLERS, JR. and wife, TRACY L. SELLERS

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

SHELBY County, Alabama to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART OF,
INCORPORATED HEREIN, AND MARKED EXHIBIT "A"

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

\$134,800.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

Inst # 1996-10520

04/01/1996-10520
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 45.00

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 have hereunto set our hand(s) and seal(s), this 28th

day of March, 19 96

WITNESS:

(Seal)

(Seal)

(Seal)

Doris Knapp (Seal)
DORIS KNAPP
Kenneth Knapp (Seal)
KENNETH KNAPP (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that DORIS KNAPP and husband, KENNETH KNAPP whose names 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 28th day of March, A. D. 19 96

Thomas A. Horvath
Notary Public

Inst # 1996-10520

EXHIBIT "A"

PARCEL 1

A Part of Lots 13 and 14 of MURPHY'S FISHING CAMP SUBDIVISION as recorded in Map Book 3, Page 72 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows:

Beginning at the southeast corner of Lot 13, of Murphy's Fishing Camp Subdivision as recorded in Map Book 3, Page 72, Office of the Probate Judge of Shelby County, Alabama and run thence westerly along the south line of said Lot 13 a distance of 347.92' to a point on the water line contour of Lay Lake; Thence turn 132 51'19" Right to chord and run northeasterly along edge of lake a distance of 136.41' to a point; Thence turn 00 56'04" Left and continue northeasterly along edge of said lake a distance of 101.58' to a point; Thence turn 81 57'48" Right and run southeasterly a distance of 127.53' to a point ; Thence turn 33 40'43" Left and run east-southeasterly a distance of 84.23' to a point on the west margin of L & M Trace , a public street or way; Thence turn 75 01'34" Right and run southerly along said margin of said street a distance of 82.50' to the point of beginning. Parcel is subject to any and all easements, restrictions, agreements and / or limitations of probated record and /or applicable law.

Inst # 1996-10520

04/01/1996-10520
02:41 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 45.00