

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to: Clinton E. Chalkley and Yolanda C. Chalkley
(Name)

(Address) 6503 Hwy 119
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Nine Thousand, Two Hundred Fifty and 00/100, (\$49,250.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BASIL E. KENNEDY and wife, MAUDRINE D. KENNEDY

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

CLINTON E. CHALKLEY and wife, YOLANDA C. CHALKLEY

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREWITH, AS THOUGH FULLY SET OUT HEREIN.

Inst # 1996-19130

06/12/1996-19130
02:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 00A 11.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 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 11th day of June, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Basil E Kennedy (Seal)
BASIL E. KENNEDY
Maudrine D. Kennedy (Seal)
MAUDRINE D. KENNEDY (Seal)

STATE OF ALABAMA
SHELBY COUNTY

} General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Basil E. Kennedy and Maudrine D. Kennedy 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 11th day of June, A.D. 19 96

9/97

[Signature]
Notary Public

My Commission Expires

EXHIBIT "A"

A parcel of land in the NW 1/4 of the SE 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:
Commence at the southwest corner of the NW 1/4 of the SE 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama and run thence easterly along the south line of said 1/4 1/4 section a distance of 554.71 feet to a point; thence turn 104 deg. 44 min. 38 sec. to the left and run north-northwesterly a distance of 349.67 feet to a point; thence turn 103 deg. 09 min. 56 sec. to the right and run easterly 38.54 feet to the point of beginning of the property being described; thence continue along last described course a distance of 222.46 feet to a point on the westerly right of way line of Alabama Highway No. 119; thence turn 105 deg. 54 min. 32 sec. to the left and run northwesterly along said highway right of way line a distance of 23.98 feet to the P.C. of a curve to the left having a central angle of 1 deg. 36 min. 10 sec. and a radius of 8,640.01 feet; thence run along the arc of said curve an arc distance of 241.68 feet to a point; thence turn 79 deg. 19 min. 35 sec. left from tangent and run 156.56 feet to a point; thence turn 86 deg. 11 min. 18 sec. left and run southeasterly 234.53 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not ensured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 126 Page 173 in Probate Office.

Easement(s) to Plantation Pipeline as shown by instrument recorded in Deed 112 page 260 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF GRANTORS HEREIN, IN THE SUM OF \$49,250.00.

Dated: 6/11/96


Basil E. Kennedy


Maudrine D. Kennedy

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