

SEND TAX NOTICE TO:

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

(Name) Klayton W. Kimbell

Sue M. Kimbell

(Address) 102 Hummingbird Dr
Montevallo AL 35114

Form 1-1-3 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 Eighty Three Thousand and no/100----- DOLLARS

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

Charles D. McGeehon, a single man,

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

Klayton W. Kimbell, a single man,

Sue M. Kimbell, a single woman,

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

Shelby

County, Alabama to-wit:

Lot 14, Block 2, according to the Survey of MEADOWVIEW, FIRST SECTOR ADDITION, as recorded in Map Book 6, Page 109, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$73,000.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously herewith.

Inst # 1997-00637

01/07/1997-00637
02:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 12.30

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, I have hereunto set my hand(s) and seal(s), this 6th day of January, 19 97

WITNESS:

(Seal) Charles D. McGeehon (Seal)
Charles D. McGeehon (Seal)
(Seal) (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles D. McGeehon whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, A. D. 19 97

My Commission Expires: 10/16/2000

Notary Public

Inst # 1997-00637