

(Name) A. F. Alverson
5489 Old Highway 280
(Address) Sterrett, Alabama 35147

This instrument was prepared by

Name Mike T. Atchison, Attorney
P.O. Box 822
Address Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
ARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY }
That in consideration of one thousand DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kerry Michael Kmetz, a married man; Douglas M. Stinson, a married man;
and Donald R. Stinson, a married man

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

A. F. Alverson and Verna Ruth Alverson
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

From the NW corner of the NE 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 East, run thence East along the North boundary of said NE 1/4 of NE 1/4, a distance of 210.00 feet to the point of beginning of herein described parcel of land; thence turn 87 degrees 40 minutes 36 seconds right and run 50.00 feet; thence turn 87 degrees 40 minutes 36 seconds left and run 461.27 feet; thence turn 92 degrees 20 minutes 52 seconds left and run 50.00 feet to a point on the North boundary of said NE 1/4 of NE 1/4; thence continue along said course a distance of 37.43 feet to a point on the South boundary of Old U.S. Highway #280 (80-foot right of way); thence turn 86 degrees 22 minutes 52 seconds left and run 461.76 feet along said highway boundary; thence turn 93 degrees 35 minutes 40 seconds left and run 47.68 feet to the point of beginning of herein described parcel of land.

According to survey of Sam W. Hickey, RLS #4848, dated May 20, 1998.

LESS AND EXCEPT that portion previously acquired by grantees by deed recorded in Deed Book 252, page 173, in Probate Office.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

06/16/1998-22293
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCJ 13.00

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

day of June, 19 98

WITNESSES:
Douglas M. Stinson (Seal)
Donald R. Stinson (Seal)

Kerry Michael Kmetz (Seal)
Donald R. Stinson, Attorney in Fact (Seal)
by: Donald R. Stinson, Attorney in Fact (Seal)
under Power of Attorney recorded in
Instrument #19 225-200, in
Probate Office of Shelby County, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

I, Douglas M. Stinson, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

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 12th day of June, A.D. 19 98

Inst # 1998-22293

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Donald R. Stinson, 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 12th day of June, 1998.




Notary Public

My commission expires: 2-25-2001

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Donald R. Stinson, whose name as Attorney in Fact for Kerry Michael Kmetz 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, in his capacity as such Attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of June, 1998.



Notary Public

My commission expires: 2-25-2001

Inst # 1998-22295

06/16/1998-82295
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OFF REC 12.00