

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20041102000604020 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
11/02/2004 16:13:00 FILED/CERTIFIED

Send Tax Notice To:

STATE OF ALABAMA

County of SHELBY

Presents:

RHONDA L. CARTER AND KEVIN MCKEE

414 EAST COLLEGE STREET

COLUMBIANA, ALABAMA 35051

That in consideration of FIVE HUNDRED DOLLARS AND NO/100 (\$500.00)

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

RHONDA L. CARTER AND KEVIN MCKEE, A MARRIED COUPLE

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

RHONDA L. CARTER AND KEVIN MCKEE

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

SHELBY County, Alabama to-wit:

SEE EXHIBIT "A"

RHONDA L. CARTER IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN INSTRUMENT NO. 1999-23406. FRED BONNIE BEING DECEASED AS OF MAY 13TH, 2000.

THE PURPOSE OF THIS DEED IS TO CREATE SURVIVORSHIP.

Subject to Easements, Restrictions and rights of way of record.

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 2 day of November 2004.

WITNESS:

Benea W. Blacketer (Seal)

Paula Crawford (Seal)

Rhonda L. Carter (Seal)

RHONDA L. CARTER

Kevin McKee (Seal)

KEVIN MCKEE

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that RHONDA L. CARTER AND KEVIN MCKEE, A MARRIED COUPLE 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 29 day of October A.D., 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Patricia L. Dorn

MY COMMISSION EXPIRES MAY 24, 2007

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 1573.22 FEET; THENCE TURN AN ANGLE OF 103 DEGREES 26 MINUTES 48 SECONDS TO THE LEFT AND RUN A DISTANCE OF 576.78 FEET; THENCE TURN AN ANGLE OF 15 DEGREES 09 MINUTES 33 SECONDS TO THE LEFT AND RUN A DISTANCE OF 834.70 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ALABAMA STATE HIGHWAY NO. 25, AND THE SOUTHEAST CORNER OF THE COLUMBIANA ELEMENTARY SCHOOL LOT, BEING THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 98 DEGREES 50 MINUTES TO THE LEFT AND RUN ALONG THE SCHOOL LOT A DISTANCE OF 128.93 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 53 MINUTES 00 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 53.25 FEET; THENCE TURN AN ANGLE OF 89 DEGREES 11 MINUTES 00 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 131.89 FEET TO THE NORTH RIGHT OF WAY OF ALABAMA STATE HIGHWAY NO. 25; THENCE TURN AN ANGLE OF 93 DEGREES 30 MINUTES 00 SECONDS TO THE RIGHT AND RUN ALONG SAID HIGHWAY RIGHT OF WAY A DISTANCE OF 63.21 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NORTH ½ OF THE NW 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA