

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
Jessica L. Nix  
5152 Hollow Log Lane  
Birmingham, AL. 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JACK KELLY and wife, MARGARET S. KELLY**, (herein referred to as *Grantors*) grant, bargain, sell and convey unto **JESSICA L. NIX and PATRICIA K. HOPPER** (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached EXHIBIT A for Legal Description.*

**SUBJECT TO:**

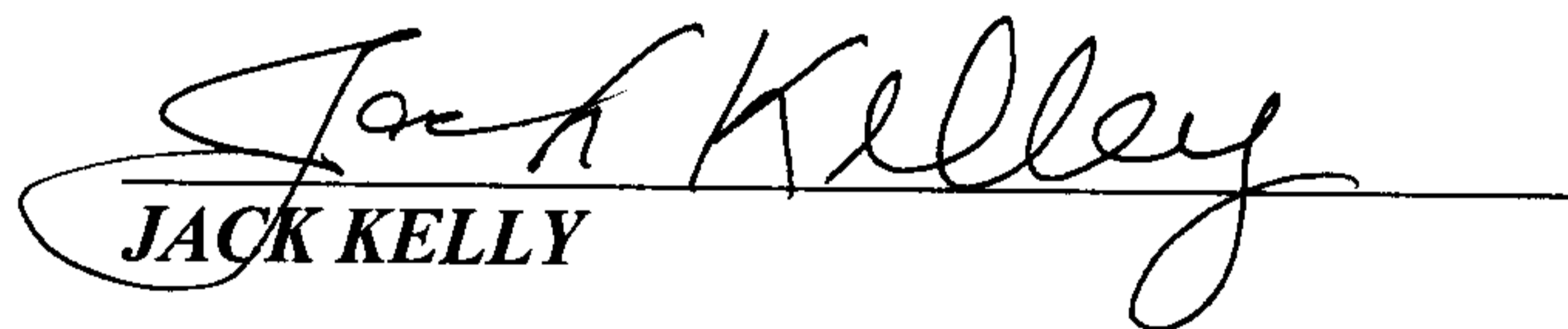
1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.

Property described herein constitutes no part of the homestead of the Grantor or his spouse.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 4<sup>th</sup> day of December, 2008.


  
**JACK KELLY**

  
**MARGARET S. KELLY**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

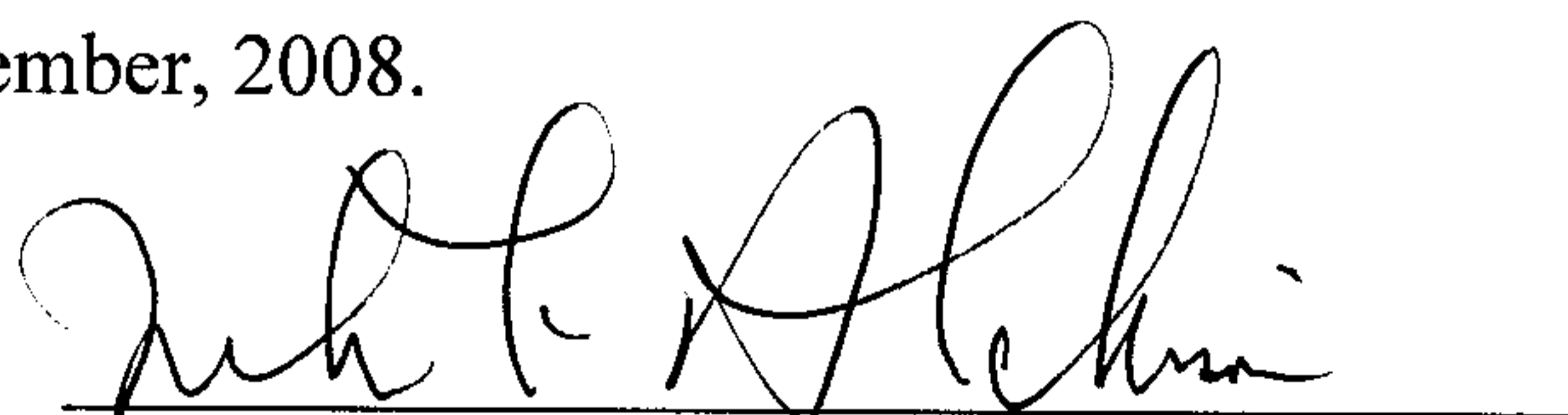
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **JACK KELLY and MARGARET S. KELLY**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of December, 2008.

  
20081204000456990 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/04/2008 12:58:01PM FILED/CERT

Shelby County, AL 12/04/2008  
State of Alabama

Deed Tax: \$5.00

  
Notary Public  
My Commission Expires: 10-16-2012

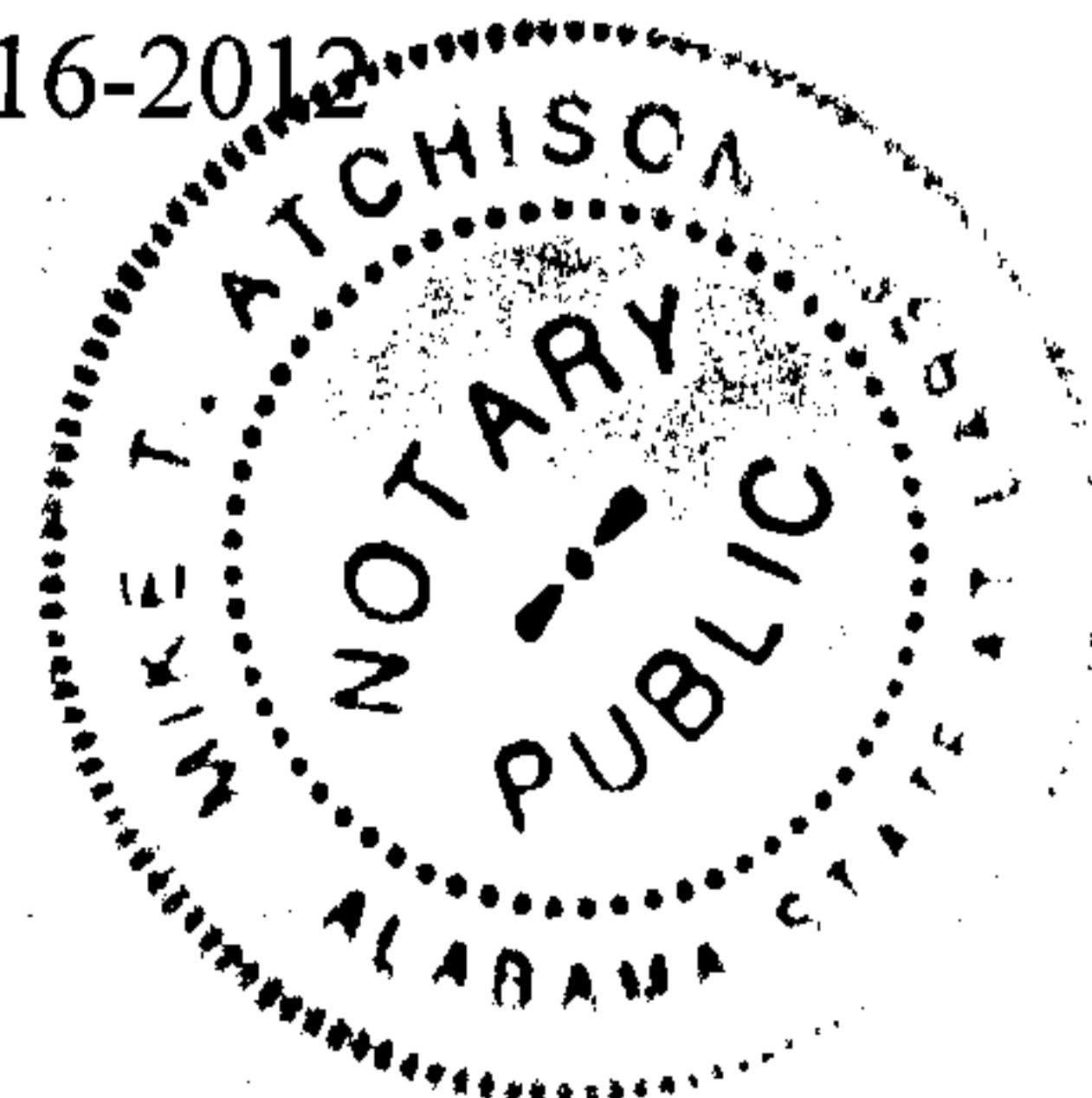



EXHIBIT A  
Legal Description

  
20081204000456990 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/04/2008 12:58:01PM FILED/CERT

Lot 69, according to the survey of Homestead, Third Sector, as recorded in Map Book 6, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, building lines, utility agreements, mineral and mining rights and rights of way of record.

Also

**A Parcel of land situated in the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:**

**Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 2 West; thence S.89°24'31"E. along the North line of said 1/4-1/4 section, a distance of 100.00 feet to the POINT OF BEGINNING; thence continue easterly along said line, a distance of 316.13 feet; thence S.08°47'29"W., a distance of 101.03 feet; thence N.89°24'31"W., a distance of 301.72 feet; thence N.00°35'29"E., a distance of 100.00 feet to the POINT OF BEGINNING. Containing 30,891.59 square feet, more or less.**

LESS AND EXCEPT:

**A Parcel of land situated in the SW 1/4 of Section 15 and in the NE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:**

**Begin at the NW Corner of the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 2 West, said point being the POINT OF BEGINNING; thence N.43°42'31"W., a distance of 42.10 feet; thence N.40°02'29"E., a distance of 285.31 feet to the southerly right of way line of Hollow Log Lane (60' ROW); thence S.70°41'31"E. and along said right of way, a distance of 106.92 feet; thence S.40°02'29"W. and leaving said right of way, a distance of 241.03 feet ; thence S.00°35'29"W. , a distance of 30.01 feet to the North line of the SW 1/4 of the SW 1/4 of said Section 15; thence N.89°24'31"W. and along said line, a distance of 100.00 feet to the POINT OF BEGINNING. Containing 29,763.92 square feet, more or less.**

Being property described in Instrument# 20070312000111640, recorded in the Probate Office of Shelby County, Alabama.