

This instrument was prepared by

(Name) Lamar Ham, Attorney at Law

(Address) 3512 Old Montgomery Highway
Homewood, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty one Thousand Five Hundred and no/100 (\$31,500.00) DOLLARS

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

Frank E. Kerley and wife, Mary Evelyn Kerley
(herein referred to as grantors) do grant, bargain, sell and convey unto
Larry D. Chandler and Kelley M. Chandler

19830203000015240 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
02/03/1983 00:00:00 FILED/CERTIFIED

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

SHELBY

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 1983.

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\$ 26,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And~~s~~ (we) do for~~ourselves~~ (ourselves) and for~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that~~we~~ (we) have a good right to sell and convey the same as aforesaid; that~~we~~ (we) will and~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 29 th day of January, 1983

WITNESS:

(Seal)

(Seal)

(Seal)

Frank E. Kerley (Seal)
FRANK E. KERLEY
Mary Evelyn Kerley (Seal)
MARY EVELYN KERLEY

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank E. Kerley and wife, Mary Evelyn Kerley are whose name s are signed to the foregoing conveyance, and who 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 th day of January, 1983 A. D., 1983

EXHIBIT "A"

A lot or parcel of land situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 1 West, more particularly described as follows: Commence at the Southwest corner of the above said $\frac{1}{4}$ - $\frac{1}{4}$ and run North along the West line a distance of 210.0 feet to the point of beginning. Thence turn an angle of 54 degrees 10 minutes 30 seconds to the right for a distance of 215.6 feet; thence turn an angle of 84 degrees 28 mintues 30 seconds to the left for a distance of 97.25 feet; thence turn an angle of 12 degrees 09 minutes to the right for a distance of 307.65 feet to the South right-of-way line of Alabama Highway No. 280; thence West along said Highway right-of-way a distance of 30.0 feet to the West line of said forty; thence run South along said West line a distance of 497.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 FEB -3 AM 10:49
See Mtg 427-65
Thomas J. Brandon, Jr.
JUDGE OF PROBATE

deed tax 500
Rec. 300
Frd. 100
900