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SEND TAX NOTICE TO:
Larry D. Chandler
Route 1, Box 256-A
Sterrett, AL 35147

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 GRANTEES 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

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

SHELBY

County, Alabama to-wit:



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

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 GRANTEES as joint tenants with right of survivorship.

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 ~~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 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 29th day of January, 19 83

WITNESS:

(Seal)

(Seal)

(Seal)

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

(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 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 29th day of January, A. D., 19 83

Form 31-A

LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY.

My Commission Expires November 9, 1985

Notary Public.

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 minutes 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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SHelBY CO. JUDGE OF PROBATE
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 FEB -3 AM 10:49
see Mtg 427-65
Thomas D. Snowden, Jr.
JUDGE OF PROBATE

deed tax 500
Rec. 300
Ind. 100
900