

(Name) Retha J. Evans
Fred F. Andrews

(Address) _____

This instrument was prepared by

(Name) James R. Clifton
Stone, Patton, Kierce & Clifton
118 North 18th Street
(Address) Bessemer, Al. 35020

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND AND NO/100----- (\$5,000.00) ----- DOLLARS

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

John J. Kelley, an unmarried man,

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

✓ Retha J. Evans and Fred F. Andrews (Po. Box 63 Monterello, Ala 35115)

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

SHELBY

County, Alabama to-wit:

Lot 19, in the Merchant Melton Subdivision, as shown on map thereof of record in Map Book 3, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current year's taxes which grantees assume and agree to pay, and Rights-of-Way of record.

BOOK 350 PAGE 487

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 ~~and my heirs~~ and for my ~~heirs~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~we~~ 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 ~~heirs~~ 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, I have hereunto set my hand(s) and seal(s), this 5th day of October, 19 83

WITNESS:

W.H. Tanner John J. Kelley (Seal)
Willie Mae Jensen Shirley W. Gentry (Seal)
1983 OCT 10 PM 2:15

STATE OF ALABAMA

JEFFERSON

COUNTY

I, Shirley W. Gentry, a Notary Public in and for said County, in said State, hereby certify that John J. Kelley, an unmarried man 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 5th day of October, A.D. 19 83

Return to Fred F. Andrews

Notary Public.