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SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Kenneth J. Neal
1409 King George Drive
(Address) Alabaster, Alabama 35007

1078

This instrument was prepared by

(Name) William A. Jackson, Attorney
2204 Lakeshore Drive, Suite 320
(Address) Birmingham, Alabama 35209

Form 1-1.5 Rev. 5/72

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

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100----- DOLLARS
And Other Good and Valuable Consideration

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

Kenneth J. Neal and wife, Patricia A. Neal

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

Kenneth J. Neal and wife, Patricia A. Neal

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

County, Alabama to-wit:

Commencing at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 21 South, Range 1 West; thence Easterly 1,000.0 feet along the North line of said Section 20; thence Southerly and parallel to the West line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said SECTION 20 to the North right-of-way of Shelby County Highway #26; thence Southwesterly along said highway right-of-way to the West line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20; thence Northerly 1575.5 feet along the forty line to the point of beginning. Said land lying and being situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of SECTION 20, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 35.6 acres, more or less.

Subject to easements and restrictions 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 20th day of December, 19 83

WITNESS:

Next Tax 13.50 (Seal)
Rec 1.30
and 1.00
16.00 1983 DEC 29 AM 9:35 (Seal)

Kenneth J. Neal (Seal)
Patricia A. Neal (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth J. Neal and wife, Patricia A. Neal 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 20th day of December, A.D., 1983

Notary Public