

This instrument was prepared by

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(Name) Retha J. Evans
Fred J. Andrews
(Address) P O Box 63
Montevallo, Al 35115

(Name) This instrument was prepared by James R. Clifton,
Stone, Patton, Kierce & Clifton, Bessemer, Alabama
(Address) _____

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 J. ANDREWS (P.O. Box 63, MONTEVALLO AL 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.

This deed is executed for the purpose of correcting that certain deed of record in Book 350, Page 487, in the Office of the Judge of Probate of Shelby County, Alabama.

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~~) 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, I have hereunto set my hand(s) and seal(s), this 6th day of September, 19 84.

WITNESS:

W. H. Hanna (Seal)
I CERTIFY THIS INSTRUMENT (Seal)

1984 SEP 10 AM 10:37

STATE OF ALABAMA
JEFFERSON COUNTY Shirley W. Young
JUDGE OF PROBATE

I, Shirley W. Young, 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, and 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 6th day of September

John J. Kelley (Seal)
John J. Kelley
By: Shirley W. Young (Seal)
RECORDING FEES
Recording Fee \$ 2.50
Index Fee 1.00
TOTAL \$ 3.50

Notary Public
Shirley W. Young
SEP 10 1984