

This instrument was prepared by

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100TH (\$17,500.00)----- DOLLARS

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

BOBBY J. CAMPBELL AND WIFE, JEAN CAMPBELL

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

WALTER F. RATCLIFF AND WIFE, DOROTHY T. RATCLIFF

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

SHELBY

County, Alabama to-wit:

From the Northeast corner of W 1/2 of SW 1/4 of Section 14, Township 19 South, Range 2 West, run southerly along the East boundary line of said W 1/2 of SW 1/4 of Section 14, Township 19 South, Range 2 West for 467.38 feet; thence turn an angle of 90 deg. to the right and run Westerly 15 feet to the point of beginning of the land herein described and conveyed; thence continue Westerly along the last said course for 208.71 feet; thence turn an angle of 90 deg. to the left and run Southerly 208.71 feet to a point; thence run Easterly parallel with the North boundary of the property herein described for 208.71 feet to a point; thence run Northerly a distance of 208.71 feet, more or less, to the point of beginning. The lot conveyed hereby being the North 208.71 feet of property described as Parcel #1 in Deed recorded in the Probate Office of Shelby County, Alabama; in deed book 238, page 148. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTEES' ADDRESS: RT. 1 BOX 122 HARPERVILLE, AL 35078

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 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 2ND day of NOVEMBER 1984.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 12 AM 9:31

JUDGE OF PROBATE
(Seal)

Bobby J. Campbell (Seal)
BOBBY J. CAMPBELL
Jean Campbell (Seal)
JEAN CAMPBELL (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that BOBBY J. CAMPBELL AND WIFE, JEAN CAMPBELL, whose name S 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2ND day of NOVEMBER A. D., 19 84