

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand and no/100-----DOLLARS

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

E.R. Elliott and wife, Betty Elliott

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

Frank D. Chappell and Edwina Chappell

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

Shelby County, Alabama to-wit:

SE $\frac{1}{4}$ of NW $\frac{1}{4}$; S $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$, all situated in Section 28, Township 19 South, Range 1 East; ALSO, a 10 foot easement for use as a right-of-way described as commencing at the North side of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and running parallel to the 5 acre lot heretofore conveyed by William P. Powers, Sr. to T.C. Powers and said easement running adjacent to said 5 acre lot and running to the North side of S $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ herein described; being situated in Section 28, Township 19 South, Range 1 East; EXCEPT one-half interest in mineral and mining rights. ALSO EXCEPT any portion in U.S. Highway 280 right-of-way. Being situated in Shelby County, Alabama.

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\$ 70,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

Grantors address:
P.O. Box 95
Westover, Alabama 35185

Grantees address:
Route 1
Sterrett, Alabama 35147

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 hands(s) and seal(s), this 11th day of June, 1985.

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

Deed tax - 30.00

E.R. Elliott (Seal)

1985 JUN 24 PM 3 05 (Seal)

E.R. Elliott (Seal)

Frank D. Chappell (Seal)
JUDGE OF PROBATE

Betty Elliott (Seal)
Betty Elliott

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that E.R. Elliott and wife, Betty Elliott

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of

June

H. Conwill
Notary Public
ALABAMA

Form 31-A