

SEND TAX NOTICE TO:

(Name) FRANK MARCUS KERLEY

(Address) P.O. BOX-783

LEEDS, AL. 35094

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

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 TEN THOUSAND AND NO/100 (\$10,000.00) ----- DOLLARS

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

Nannie Niven, a widow

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

✓ Frank Marcus Kerley and Holley Jean Kerley

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

Shelby

County, Alabama to-wit:

A parcel of land containing 5.0 acres, more or less, located in the SE $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the SE corner of said Section 4; thence run West along the South line of said Section 4 a distance of 1329.21 feet to the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 4; thence turn right 89° 34' 25" a distance of 435.61 feet to the point of beginning; thence continue last course a distance of 455.40 feet; thence turn right 89° 29' 46" a distance of 474.27 feet; thence turn right 90° 30' 14" a distance of 463.10 feet; thence turn right 90° 25' 35" a distance of 474.26 feet to the point of beginning.

Grantor reserves for herself, her heirs, successors, and assigns a right of way and an easement for ingress and egress over the following described parcel of land: Commence at the SE corner of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama and run West along the South line of said Section a distance of 729.21 feet; thence turn right 89° 34' 25" a distance of 435.61 feet; thence turn left 89° 34' 25" a distance of 125.74 feet to the point of beginning of the herein described easement and right of way; thence turn right 89° 34' 25" a distance of 398.16 feet; thence turn left 90° 00' 12" a distance of 10 feet; thence turn left 90° 00' 12" a distance of 398.16 feet; thence turn left a distance of 10 feet more or less to the point of beginning.

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034 588
BMR

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 13th

day of July, 19 84

WITNESS:

STATE OF ALABAMA

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

Nannie Niven

(Seal)

1985 JUL 18 PM 12:56

(Seal)

Deed to 1000

Reg 250

Adv 100

1350

(Seal)

STATE OF ALABAMA JUDGE OF ESTATE

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nannie Niven, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July, A.D. 19 84

Terri K. Stone

Notary Public