

SEND TAX NOTICE TO:

(Name) James G. Kyser
 (Address) Route 2, Box 614
Calera, Alabama 35040

This instrument was prepared by

1694

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (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 Six Hundred and no/100 (\$600.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Floyd M. Brown and wife, Ruey Marie Brown

(herein referred to as grantors) do grant, bargain, sell and convey unto
James G. Kyser and Nell P. Kyser

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

Shelby County, Alabama to-wit:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 10, Township 22 South, Range 2 West, Shelby County, Alabama; thence run Northerly 694.17 feet to a point; thence 92 degrees 44 minutes left and run Westerly 553.11 feet to the point of beginning of lands hereby conveyed; thence continue last said course 104.00 feet to the Northeast corner of lands owned by James G. Kyser and Nell P. Kyser, as conveyed in deed recorded in Real Record 015, Page 228; thence run Southeasterly along the East line of said lands owned by James G. Kyser and Nell P. Kyser, a distance of 104.00 feet to a point; thence turn an angle to the left and run Easterly parallel with the North line of lands hereby conveyed, a distance of 104.00 feet to a point; thence turn an angle to the left and run Northerly parallel with the East line of lands previously conveyed to James G. Kyser and Nell P. Kyser, a distance of 104.00 feet to the point of beginning.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>1 00</u>
Mineral Tax		
Recording Fee		<u>2 50</u>
Index Fee		<u>1 00</u>
TOTAL	\$	<u>4 50</u>

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1985 OCT -1 AM 9:52
Thomas A. Snodgrass, Jr.
 JUDGE OF PROBATE

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 30

day of August, 19 85

WITNESS:

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

Floyd M. Brown (Seal)
Floyd M. Brown (Seal)
Ruey Marie Brown (Seal)
Ruey Marie Brown (Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Floyd M. Brown and wife, Ruey Marie Brown whose name 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 30 day of August, A. D., 19 85

KILBY L. YERBY
 Notary Public - State at Large
 Commission Expires 4-29-88

[Signature] Notary Public.

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