

This instrument was prepared without the benefit of title evidence or survey by: CONWILL & JUSTICE, P.C.
 Attorneys at Law, P.O. Box 557
 Columbiana, Alabama 35051

 JOINT SURVIVORSHIP QUITCLAIM DEED

STATE OF ALABAMA X
 COUNTY OF SHELBY X

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of One Dollar and no/100 Dollars (\$1.00) and other valuable considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells, and conveys to JAMES W. KEY, JR., and KATHY C. KEY (hereinafter called Grantee), all my right, title, interest, and claim for and during their joint lives and upon the death of either of them, then to the survivor of them, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, thence run North along the West line of the W $\frac{1}{2}$ of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 499.00 feet to a point on the Northerly boundary of the parcel conveyed by grantor Robert C. Burlingame and Diane E. Burlingame by deed recorded in Deed Book 305, at Page 422, in the Probate Office of Shelby County, Alabama; said point being the point of beginning; thence continue North along the last described course a distance of 154.60 feet, more or less, to a point on the South boundary line of the parcel conveyed by grantor to H. Frank Holmes and Mary Nell Holmes by deed recorded in Deed Book 301, Page 243, in the Probate Office of Shelby County, Alabama; thence turn right and run Northeasterly along the said Holmes property a distance of 251.20 feet, more or less, to the Southerly boundary of the parcel conveyed by grantor to H. Frank Holmes and Mary Nell Holmes by deed recorded in Deed Book 306, Page 769, in the Probate Office of Shelby County, Alabama; thence turn right and run Southeasterly a distance of 60.0 feet, more or less, to a point on the Westerly boundary of the parcel conveyed by grantor to Shannon M. Wacker by deed recorded in Deed Book 305, Page 421, in the Probate Office of Shelby County, Alabama; thence continue Southeasterly along the line of said Wacker parcel a distance of 201.20 feet, more or less, to the North line of the parcel conveyed by grantor to Andrew B. Moore and Rebecca Moore by deed recorded in Deed Book 299, Page 736, in the Probate Office of Shelby County,

BOOK 99 PAGE 827

Alabama; thence turn right and run West along the North line of said Moore parcel a distance of 73.50 feet, more or less, to a point on the East line of the Burlingame property referred to above; thence turn right and run Northwesterly along said Burlingame parcel a distance of 166.20 feet, more or less; thence turn left and run Southwesterly along said Burlingame parcel a distance of 350.00 feet; more or less, to the point of beginning; said property is lying in the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama. Situated in Shelby Coultly, Alabama.

Subject to an easement for ingress and egress over and across the above described property, for the use and benefit of the land sold by Grantor to Andrew B. Moore and Rebecca Moore by deed recorded in Deed Book 299, page 736, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said James W. Key, Jr., and Kathy C. Key for and during their joint lives and upon the death of either of them, then to the survivor of them.

Given under my hand and seal, this 11th day of November, 1986.

Martin M. Muller
Martin M. Muller

STATE OF ALABAMA X
COUNTY OF SHELBY X

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Martin M. Muller, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of November, 1986.

William R. Justice
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT TO BE
1986 NOV 13 AM 10:37

1. Doc. Tax	\$ 1.50
2. Mig. Tax	_____
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	<u>6.50</u>