

SEND TAX NOTICE TO:
Bryan L. Nelms & Vicki C. Nelms

This instrument was prepared by

(Name) John L. Hartman, III 1715
P. O. Box 846
(Address) Birmingham, Alabama 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-one Thousand and no/100----- (\$51,000.00) DOLLARS

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

Charlie Chancellor and wife, Wanda Chancellor

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

Bryan L. Nelms and Vicki C. Nelms

(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 northernmost corner of Lot 16 of the 1971 Addition to Shelby Shores as recorded in Map Book 5, page 96; run thence South 38 degrees 10 minutes 42 seconds West along the South right of way of Wallace Drive for 75 feet; run thence North 51 degrees 49 minutes 18 seconds West for 60 feet to the point of beginning and North of right of way of said Wallace Drive; run thence North 38 degrees 10 minutes 42 seconds East along said Wallace Drive for 41.23 feet; run thence North 30 degrees 03 minutes 26 seconds West for 236.0 feet; run thence South 38 degrees 10 minutes 44 seconds West for 269.56 feet to the right of way of said Wallace Drive; run thence in a southeasterly direction along said Wallace Drive and a curve to the left, having a radius of 144.73 feet for an arc distance of 67.69 feet; run thence South 69 degrees 44 minutes 47 seconds East along said Wallace Drive for 73.82 feet; run thence in an easterly direction along said Wallace Drive and a curve to the left having a radius of 118.57 feet for an arc distance of 149.15 feet to the point of beginning. Said land being in Section 18, Township 22 South, Range 2 East of the Huntsville Principle Meridian; Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions, reservations, easements and limitations as recorded in Volume 340, page 919 in the Probate Office of Shelby County, Alabama; (3) All easements, restrictions and reservations of record.

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 (we) 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 24th day of June, 1987

WITNESS:

Dead Tax \$ 51.00 STATE OF ALA. SHELBY CO.
Mtg. Tax I CERTIFY THIS
Recording Fee 2.50 INSTRUMENT WAS FILED (Seal)
Indexing Fee 1.00 1987 JUN 28 PM 12:01 (Seal)
TOTAL 54.50 (Seal)

STATE OF ALABAMA JUDGE OF PROBATE

JEFFERSON COUNTY

Charlie L. Chancellor (Seal)
Charlie Chancellor
Wanda Chancellor (Seal)
Wanda Chancellor

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie Chancellor and wife, Wanda Chancellor 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 24th day of June, A. D., 1987