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SEND TAX NOTICE TO:

(Name) CLAYTON H. HORNE
201 RD # 36
(Address) CHELSEA, ALABAMA, 35043

This instrument was prepared by

(Name) FREDERICK B. BENSON, ATTORNEY AT LAW

(Address) P.O. Box 63, Westover, Alabama, 35185

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 Forty thousand and ^{no}/100 (\$40,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
THOMAS J. KENNEDY and FRANCES P. KENNEDY, husband and wife

(herein referred to as grantors) do grant, bargain, sell and convey unto
CLAYTON H. HORNE and NADINE N. HORNE, husband and wife

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

SHELBY County, Alabama to-wit:
Begin at the SE corner of the NW 1/4 of the SE 1/4 of Section 5, Township 20 South, Range 1 West, and run Westerly 249.90 feet; thence turn 90 degrees 49' right and run Northerly a distance of 377.18 feet to the South right of way of a County Road; thence turn 82 degrees 55' right and run Northeasterly along said right of way a distance of 401.73 feet; thence turn 93 degrees 17' right and run Southerly a distance of 398.91 feet; thence turn 86 degrees 27' right and run Westerly a distance of 150.0 feet to the point of beginning.
Situated in Shelby County, Alabama.

BOOK 138 PAGE 979

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

1987 JUL -2 PM 2:29

F. Benson
JUDGE OF PROBATE

1. Deed Tax \$ 40.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 43.50

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 1st day of July, 1987.

WITNESS:

F. Benson (Seal)
Marjorie P. Archer (Seal)

(Seal)

Thomas J. Kennedy (Seal)
THOMAS J. KENNEDY
Frances P. Kennedy (Seal)
FRANCES P. KENNEDY

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, *Marjorie P. Archer*, a Notary Public in and for said County, in said State, hereby certify that THOMAS J. KENNEDY and FRANCES P. KENNEDY, husband and wife whose names 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 1st day of July, A.D., 1987

201- #36

Marjorie P. Archer

Notary Public