

1023

SEND TAX NOTICE TO:

(Name) William L. Kines & Teresa L. Kines
Hwy. 25/P. O. Box 244
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(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 Five Thousand Five Hundred (\$5,500.00) and no/100----- DOLLARS

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

J. O. Sides and wife, Voncile B. Sides

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

✓ William L. Kines and wife, Teresa L. Kines

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

Shelby County, Alabama to-wit:

Lot 5, Block 1, Parkers Subdivision, a map or plat of which is recorded in the office of the Judge of Probate of Shelby County, Alabama.

A tract of land located in the Southwest Quarter of Northwest Quarter of Section 18 - Township 21 South - Range 2 East and the Southeast Quarter of Northeast Quarter of Section 13 - Township 21 South - Range 1 East, all in Shelby County, Alabama, more particularly described as follows:

Begin at the most Easterly corner of Lot 5, Block 1, Parker's Subdivision as recorded, thence Northeasterly along a projection of the Southeast line of said Lot 5 a distance 307.8 feet, thence turn 92° 05' 30" left Northwesterly 79.88 feet, thence 85° 49' left Southwesterly along a projection of the Northwest line of said Lot 5, a distance of 301.8 feet to the northern most corner of Lot 5, thence 90° 00' left Southeasterly along the Northeast line of Lot 5 90.9 feet to the point of beginning.

Subject to easements and restrictions of record.

Subject to restrictions recorded in Book 251, Page 145, in the Office of the Judge of Probate, Shelby County, Alabama.

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 14th

day of September, 19 87.

WITNESS:

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

1987 SEP 14 AM 11:20

STATE OF ALABAMA
SHELBY JUDGE OF PROBATE
COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that J. O. Sides and wife, Voncile B. Sides
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 14th

day of September, A. D., 19 87

Public.