

THIS INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE; DESCRIPTION PROVIDED BY GRANTEE.
SEND TAX NOTICE TO:

(Name) Jeff Marquess
Route #1, Box 194
(Address) Calera, AL 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P. O. Box 822, Columbiana, AL 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 ONE THOUSAND and no/100-----DOLLARS

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

JIM MARQUESS and wife, MARY NELL MARQUESS

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

JEFF MARQUESS and wife, LINDA MARQUESS

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

County, Alabama to-wit:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 2 West; thence continue East along said quarter-line 218.86 feet to the East R.O.W. of Shelby County Highway #63 and the point of beginning; thence continue East along said quarter-line 344.41 feet to a 36" Oak tree and a fence corner; thence, an interior angle left Southerly of 98 deg. 11 min. 34 sec., 193.49 feet; thence, an interior angle left Southwesterly of 95 deg. 59 min. 54 sec., 299.00 feet to the East R.O.W. of said Road #63; thence, an interior angle left Northwesterly along said R.O.W. of 93 deg. 02 min. 09 sec., 277.25 feet to the point of beginning.
According to Survey of Ben F. Carr, Jr., AL Reg. No. 8434, dated October 2, 1987.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 MAR -2 AM 9:37

J. Thomas P. Shivers, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1.00
2. Mtg. Tax .
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50

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

day of 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Jim Marquess (Seal)

Mary Nell Marquess (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Jim Marquess and wife, Mary Nell Marquess

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 23 day of January A.D., 1988

Carol Thomas