

Birmingham Title Company, Inc.

314 NORTH 21ST STREET - PHONE 308-224-5383

Birmingham, Alabama 35203

This instrument was prepared by

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Serving All of Alabama

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - BIRMINGHAM TITLE COMPANY, INC.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIVE HUNDRED & NO/100----- DOLLARS

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

Kenneth L. Jackson, an unmarried man

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

Lance A. Sharpe and Sheila H. Sharpe

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

SHELBY

County, Alabama to-wit:

A parcel of land containing 1.65 acres in the S.E. 1/4 of the N.W. 1/4 of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Begin at the Northeast corner of Lot 16 of Kingwood as recorded in Map Book 6, Page 40 in the office of the Judge of Probate of Shelby County, Alabama;

Thence run Southwest along the northwest line of said Lot 16 a distance of 143.71 feet to an iron pin,

Thence turn left 00 degrees 15 minutes 50 seconds and run Southwest along the northwest line of Lot 15 of Kingwood 157.52 feet to an iron pin on the west 1/4-1/4 line,

Thence turn right 132 degrees 39 minutes 06 seconds and run north along said 1/4-1/4 line 527.27 feet to an iron pin,

Thence turn right 91 degrees 28 minutes 00 seconds and run east 83.63 feet to an iron pin on the westerly right-of-way of an Alabama Power Company right-of-way,

Thence turn right 65 degrees 14 minutes 42 seconds and run southeast along said right-of-way 350.05 feet to the point of beginning.

According to a survey by Amos Cory P.L.S. #10550, dated March 29th, 1989.

Subject to current year's property taxes, easements, covenants, conditions, restrictions and rights of way of record.

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, I have hereunto set my hand(s) and seal(s), this 31st

day of March, 19 89

WITNESS:

1. Deed Tax \$ 50

2. Mtg. Tax

3. Recording Fee 250

4. Indexing Fee 100

TOTAL 400

(Seal)

STATE OF ALA. SHELBY Kenneth L. Jackson

I CERTIFY THIS

INSTRUMENT WAS FILED

89 APR -5 AM 10:29

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

JUDGE OF PROBATE

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

hereby certify that Kenneth L. Jackson

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 31st day of March, A.D., 19 89

Mary Theresa Kirby

Notary Public.

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