

SEND TAX NOTICE TO:

(Name) Wiltha Kelley and Hazel Kelley

(Address) P. O. Box 51, Harpersville, AL 35078

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 Seven thousand one hundred fifty and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Joseph A. Threatt and wife, Patricia M. Threatt

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

Wiltha Kelley and wife, Hazel Kelley

(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 Northwest corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 27, Township 19 South, Range 2 East; thence run S 00 deg. 10' 09" W for 741.69 feet to the point of beginning; thence continue along last said course for a distance of 593.0 feet; thence run N 71 deg. 14' 14" E for 96.98 feet; thence run N 02 deg. 32' 41" W for 223.90 feet; thence run N 07 deg. 14' 17" E for 161.39 feet; thence run N 82 deg. 19' 54" E for 210.0 feet; thence run N 00 deg. 10' 09" E for 150.0 feet; thence run N 90 deg. 00' W for 309.03 feet to the point of beginning. Containing 2.01 acres, according to survey of Larry W. Carver, Registered Land Surveyor, dated March 28, 1989.

Access to and from the above described property and Shelby County Highway No. 42 is provided over and along an unpaved (graded) Shelby County Public Road.

| | |
|-------|----------|
| 1 | 7.50 |
| 2 | 2.50 |
| 3 | 3.00 |
| 4 | 1.00 |
| Total | \$ 14.00 |

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 9th

day of August, 19 90

WITNESS:

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

(Seal)
90 SEP -4 PM 4:22
(Seal)

Joseph A. Threatt (Seal)
Patricia M. Threatt (Seal)

STATE OF ALABAMA

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Threatt and wife, Patricia M. Threatt 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 9th day of August, A. D., 19 90

Dean L. McNeel

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