

Send Tax Notice To:

Leon F. Kelly, Jr.  
Post Office Box 1266  
Columbiana, Alabama 35051

Value of Property: \$80,000.00

This Instrument Was Prepared By:

✓ Claude McCain Moncus, Esq.  
Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209

STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) to the undersigned grantor, Leon F. Kelly, Jr., a married man and wife, Sharon Dawson Simmons Kelly (hereinafter collectively referred to as Grantor), in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto Leon F. Kelly, Jr. and wife, Sharon Dawson Simmons Kelly (hereinafter referred to as Grantees) as joint tenants, with right of survivorship, the following real estate situated in Shelby County, Alabama, described in Exhibit "A", attached hereto and made a part hereof.

As part of the consideration, Grantees agree to assume and pay the unpaid balance of that certain mortgage to First National Bank of Columbiana recorded in Book 193, Page 333 of the Shelby County Probate Office. The amount of said mortgage is equal to the value of the property.

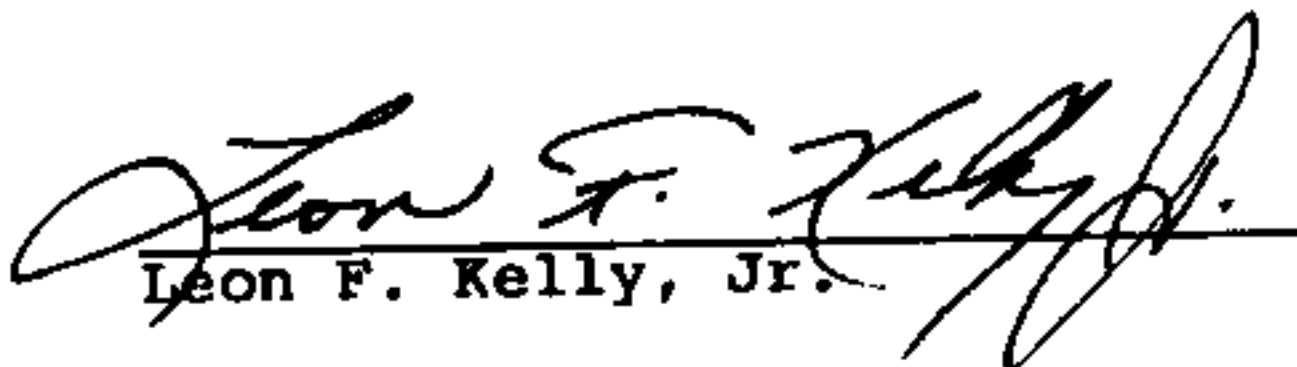
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint

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 said Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against all lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Leon F. Kelly, Jr. and wife Sharon Dawson Simmons Kelly, who are duly authorized to execute this conveyance have hereto set their signatures and seals this 29<sup>th</sup> day of August, 1990.

BOOK 308 PAGE 531

  
Leon F. Kelly, Jr.

  
Sharon Dawson Simmons Kelly

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Leon F. Kelly, Jr. married man 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 this conveyance, he executed the same voluntarily on the day the same bears date.

the 29th day of August 1990.

  
Notary Public

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sharon Dawson Simmons Kelly, a married woman 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 this conveyance, she executed the same voluntarily on the day the same bears date.

the 29th day of August 1990.

  
Notary Public

308-532

# EXHIBIT A

Lot No. 18, Highlands Subdivision, as shown on map recorded in Map Book 5, page 26, in the Probate Records of Shelby County, Alabama. ALSO, Lot No. 16, Highlands Subdivision, as shown on map recorded in Map Book 5, page 26, in the Probate Records of Shelby County, Alabama, LESS AND EXCEPT the following described portion thereof: Commence at the NE corner of Lot 17 and run thence in an Easterly direction across Lot 16, following a continuation of the northern boundary of said Lot 17, to a point on the Eastern boundary of Lot 16, thence turn to the right and run along the eastern boundary of said Lot 16 in a southeasterly direction to the SE corner of said Lot 16; thence run along the Southern boundary of said Lot 16 to the SW corner thereof, which said point is also the SE corner of Lot 17; thence turn to the right and run in a Northerly direction 130.84 feet along the Western boundary of Lot 16 to the point of beginning.

Also, Lot No. 17 and the hereinafter described part of Lot No. 16; Commence at the NE corner of Lot 17 and run thence in an Easterly direction across Lot 16 following a continuation of the Northern boundary of said Lot 17 to a point of the Eastern boundary of Lot 16; thence turn to the right and run along the Eastern boundary of said Lot 16 in a Southeasterly direction to the SE corner of said Lot 16; thence run along the Southern boundary of said Lot 16 to the SW corner thereof, which said point is also the SE corner of Lot 17; thence turn to the right and run in a Northerly direction 130.84 feet along the Western boundary of Lot 16 to the point of beginning, all according to map of Highland Subdivision recorded in Map Book 5, page 26, in the Probate Records of Shelby County, Alabama.

Subject to existing easements, mortgages, rights-of-ways, and/or restrictions, if any, of record in the aforesaid Probate Office.

BOOK 308 PAGE 533

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

90 SEP -6 AM 8:37

*Thomas W. Harrison, Jr.*  
JUDGE OF PROBATE

NO TAX COLLECTED

|       |       |
|-------|-------|
| 1     | 10.00 |
| 2     | 5.00  |
| 3     | 1.00  |
| 4     | 1.00  |
| Total | 17.00 |