

SEND TAX NOTICE TO:

(Name) Steven Mark Clinkscales
Route 2 Box 315A
(Address) Vincent, Alabama 35178

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.
100 concourse Parkway Suite 350
(Address) Birmingham, Alabama 35244

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 FIFTY EIGHT THOUSAND FIVE HUNDRED AND NO/100ths DOLLARS

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

Curtin Quay Kennedy and wife, Jane May Kennedy

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

Steven Mark Clinkscales, a single individual and Nolen R. Clinkscales, a married man

(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 lot or parcel of land located in the NE 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 2 East, City of Vincent, Alabama, and being more particularly described as commencing at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 15; thence North 18 deg. 00 min. East along the East right of way line of U. S. Highway No. 231, a distance of 608.0 feet; thence North 85 deg. 17 min. East 245.95 feet; thence South 9 deg. 39 min. East 197.36 feet to the point of beginning; thence from the point of beginning run North 85 deg. 17 min. East 269.6 feet to the Westerly side of paved road; thence South 15 deg. 15 min. East 100.0 feet; thence South 85 deg. 17 min. West 279.35 feet; thence North 9 deg. 39 min. West 98.68 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines rights of way, limitations, if any of record.

\$57,401.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-12185

06/24/1992-12185
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 8.00

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 17th

day of June, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Curtin Quay Kennedy (Seal)
Jane May Kennedy (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Curtin Quay Kennedy and wife, Jane May Kennedy 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 RICHARD D. MINK 17th day of June A. D., 19 92
MY COMMISSION EXPIRES 10/23/93 Richard D. Mink Notary Public.