

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

Send Tax Notice To: William D. Quenelle
name

2930 Highway 55
address Westover, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-Nine Thousand and no/100----- DOLLARS

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

Robert T. Durham, an unmarried man and Rose Marie Durham, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

William D. Quenelle and Debra C. Quenelle
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$ 143,100.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

Inst # 1992-29129
12/07/1992-29129
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00

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 X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~our~~ (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 30th
day of November, 19 92.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Robert T. Durham (Seal)

Rose Marie Durham (Seal)
Rose Marie Durham

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert T. Durham, an unmarried man and Rose Marie Durham, an unmarried woman 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 30th day of November A. D., 19 92

William H. Halbrooks
Notary Public.

EXHIBIT "A"

The SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 9, Township 20, Range 1 East, Shelby County, Alabama and being more particularly described as follows: All that portion of the SE 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama; that lies West of Yellowleaf Creek; and all that part of the SW 1/4 of the NW 1/4 of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama, that lies East of the Westover Public Road also known as County Highway No. 55, less and except the right of way of said highway and the following parcels:

Beginning at the Northwest corner of Section 9, Township 20 South, Range 1 East, run South along the West boundary of said Section a distance of 1321.0 feet; thence left 92 degrees 12 minutes a distance of 260.0 feet; thence right 88 degrees 00 minutes 45 seconds a distance 388.74 feet to the point of beginning; thence continue a distance of 170.27 feet; thence left 65 degrees 35 minutes a distance of 186.34 feet; thence left 92 degrees 03 minutes a distance of 197.15 feet; thence left 97 degrees 29 minutes a distance of 253.20 feet to the point of beginning.

Beginning at the Northwest corner of Section 9, Township 20 South, Range 1 East, run South along the West boundary of said Section a distance of 1321.0 feet; thence left 92 degrees 12 minutes a distance of 260.0 feet; thence right 88 degrees 00 minutes 45 seconds a distance of 624.95 feet to the point of beginning; thence Southerly along the right of way of County Highway No. 55 having a curve to the right with a radius of 2923.18 feet and arc distance of 701.95 feet to the South line of SW 1/4 of the NW 1/4 of said section; thence left 92 degrees 56 minutes 22 seconds from chord of said curve and run Easterly along the South line of said 1/4-1/4 a distance of 584.70 feet; thence left 95 degrees 18 minutes a distance of 493.05 feet; thence left 62 degrees 12 minutes 10 seconds a distance of 544.70 feet to the point of beginning. Also conveyed is an easement for ingress and egress over and across a strip of land of a uniform width of 60 feet extending from the right of way of County Highway No. 55 in a Southeasterly a direction on and along the North line of the above described parcel for a distance of 545 feet, said easement to serve the above described parcel.

According to the survey of Michael H. Vinson, Reg. No. 12310, dated November 28, 1992.

Inst # 1992-29129

12/07/1992-29129
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 25.00