

SEND TAX NOTICE TO:

(Name) Gerald G. Harrell, Jr.
215 Hidden Lane
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

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 Thousand and no/100 (\$50,000.00)

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

James G. Kyser and wife, Nell P. Kyser

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

Gerald G. Harrell, Jr. and wife, Myra D. Harrell

(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 Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama and run in a Northerly direction along the East line of said Quarter-Quarter (as found), a distance of 701.60 feet to a 1" open top iron, found by a fence corner; thence turn an angle of 92 degrees 14 minutes 54 seconds to the left and run in a Westerly direction a distance of 558.99 feet to the point of beginning; thence continue along the last described course a distance of 423.11 feet to a point on the Easterly right of way line of Interstate Highway No. 65; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left and run in a Southeasterly direction along said right of way line a distance of 210.00 feet to a point; thence turn an angle of 73 degrees 47 minutes 53 seconds to the left and run in an Easterly direction a distance of 319.11 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left and run in a Northwesterly direction a distance of 106.00 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the right and run in an Easterly direction a distance of 104.00 feet to a point; thence turn an angle of 106 degrees 12 minutes 07 seconds to the left and run in a Northwesterly direction a distance of 104.00 feet to the point of beginning. According to survey of Joseph E. Conn, RLS #9049, dated December 10, 1987. Situated in Shelby County, Alabama.

Subject to taxes for 1993 and subsequent years, easements, permits, rights of way, and restrictions of record.

\$47,500.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

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 21st day of April, 1993.

WITNESS:

(Seal)
(Seal)
(Seal)

James G. Kyser
Nell P. Kyser
by James G. Kyser, Attorney in Fact as shown by Power of Attorney, as recorded as Instrument #1993-11051, in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, hereby certify that James G. Kyser

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 21st day of April, A.D. 1993

SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGMENT.

Notary Public.

Inst # 1993-11052
APR 21/1993-11052
2:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
502 NCD 11.50

MTA

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared JAMES G. KYSER, whose name as Attorney in Fact for NELL P. KYSER, 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of April, 1993.


Notary Public

My commission expires: 10-16-96

Inst # 1993-11052

04/21/1993-11052
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 11.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.