

This instrument was prepared by

Send Tax Notice To: Dale D. New
Esther Kate New
name
address

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, Al 35223

745 Hwy 49
Columbia, AL
35057

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 Six Thousand Three Hundred Eighty Nine and no/100 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. Allen Chesser and wife, Betty S. Chesser
(herein referred to as grantors) do grant, bargain, sell and convey unto
Dale D. New and Esther Kate New
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Inst # 1993-28763

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE:

- Subject to:
1. Advalorem taxes for the current tax year, 1993.
 2. Easements, restrictions and reservations of record.

Inst # 1993-28763

09/18/1993-28763
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SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 17.50

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 8th
day of September, 1993.

WITNESS:

(Seal)
(Seal)
(Seal)

J. Allen Chesser (Seal)
Betty S. Chesser (Seal)
Betty S. Chesser (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Allen Chesser and wife, Betty S. Chesser whose names 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 8th day of September, A. D., 1993

Anthony D. Snable
MY COMMISSION EXPIRES: 10-21-95

Notary Public

EXHIBIT "A"

DESCRIPTION OF PROPERTY

A parcel of land in the NW 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the intersection of the East right of way line of Old Harpersville dirt road and the South right of way line of Highway #38 (or old U.S. Highway 280); thence run Easterly along said Highway #38 right of way line and the North line of the Samuel and June Niven property 265 feet, more or less, to the northeast corner of said Niven property and the new right of way line of U.S. Highway #280; thence Southerly 65 feet, more or less, along the East line of the Samuel Niven property and the Highway right of way to the southeast corner of said Samuel and June Niven property, being the POINT OF BEGINNING; thence continue Southerly 70 feet, more or less, to the north right of way line of U.S. Highway #280; thence Westerly 85 feet, more or less, to the easterly property line of the Samuel and June Niven property; thence northeasterly 105 feet, more or less, along the Samuel and June Niven property line back to the POINT OF BEGINNING.

JA CP
BSC

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