

THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
Blair, Holladay and Parsons
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
GEORGE D. DRUMMOND, JR.
SYLVIA A. DRUMMOND
Rt. 2, Box 1840
Dora, AL 35062

SURVIVORSHIP DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY ONE THOUSAND FIVE HUNDRED AND NO/100 (\$21,500.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, ANGIE H. KENNEDY, A SINGLE WOMAN AND DONALD E. ROBERTS, A MARRIED MAN (herein referred to as grantors) do grant, bargain, sell and convey unto GEORGE D. DRUMMOND, JR. AND SYLVIA A. DRUMMOND, (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 PARCEL SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 2 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID 1/4-1/4 AND RUN S 88-42-37 W ALONG THE SOUTH LINE OF SAID 1/4-1/4 216.42 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE S 88-42-37 W ALONG SAID LINE 383.00 FEET TO THE CENTERLINE OF SHELBY COUNTY HIGHWAY #468; THENCE, RUN N 06-35-17 E ALONG SAID CENTERLINE 0.31 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.28 FEET AND A DELTA OF 19-09-22; THENCE, RUN ALONG SAID CURVE 158.90 FEET TO THE PT OF SAID CURVE; THENCE, RUN N 25-44-39 E ALONG SAID CENTERLINE 91.10 FEET; THENCE, RUN N 88-42-37 E 384.92 FEET; THENCE, RUN S 20-03-35 W 249.45 FEET TO THE POINT OF BEGINNING. ACCORDING TO A SURVEY DATED SEPTEMBER 28, 1993 BY CARL G. MOORE, AL. REG. #10096.

LESS AND EXCEPT THE FOLLOWING TWO PARCELS HERETOFORE CONVEYED TO THE ABOVE GRANTEES BY FRANCIS M. RANDALL:

PARCEL #1:

A PARCEL OR TRACT OF LAND SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 2 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID 1/4-1/4 AND RUN S 88-42-37 W ALONG SOUTH LINE OF SAID 1/4-1/4 A DISTANCE OF 216.42 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE S 88-42-37 W ALONG SAID LINE 23.00 FEET; THENCE RUN N 20-03-23 E 249.44 FEET; THENCE, RUN N 88-42-37 E 23.02 FEET; THENCE, RUN S 20-03-35 W 249.45 FEET TO THE POINT OF BEGINNING.

PARCEL #2:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 2 EAST AND RUN S 88-42-37 W ALONG THE SOUTH LINE OF SAID 1/4-1/4 239.42 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE S 88-42-37 W ALONG SAID SOUTH LINE 360.00 FEET TO THE CENTERLINE OF SHELBY COUNTY HIGHWAY #468; THENCE, RUN N 06-35-17 E ALONG SAID CENTERLINE 0.31 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.28 FEET AND A DELTA OF 05-59-30; THENCE, RUN ALONG SAID CURVE 49.69 FEET;

\$ 16,500.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

12/03/1993-38648
02:50 PM CERTIFIED
SHELBY COUNTY JUDGE W. B. BOWDIE

Inst # 1993-38648

THENCE, RUN N 88-42-37 E 360.00 FEET; THENCE, RUN S 09-33-53 W 50.00 FEET TO THE POINT OF BEGINNING.

ANGIE H. KENNEDY IS THE SOLE SURVIVING GRANTEE OF THAT CERTAIN DEED TO EARL W. KENNEDY, SR. AND ANGIE H. KENNEDY RECORDED IN VOLUME 280, PAGE 303, PROBATE OFFICE, SHELBY COUNTY, ALABAMA. EARL W. KENNEDY, SR. HAVING DIED ON OR ABOUT THE 5th DAY OF February, 1993.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR THAT OF HIS SPOUSE.

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, I (we) have hereunto set my (our) hand(s) and seal(s), this 23 day of Nov., 1993.

Angie H. Kennedy by Donald E. Roberts ATT. IN FACT
ANGIE H. KENNEDY
BY AND THROUGH HER ATTORNEY IN
FACT, DONALD E. ROBERTS

Donald E. Roberts
DONALD E. ROBERTS

STATE OF INDIANA
COUNTY OF Wanderburgh

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DONALD E. ROBERTS, AS ATTORNEY IN FACT FOR ANGIE H. KENNEDY, 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 said conveyance, he, in his capacity as such Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November, 1993.

Mary Barnes
Notary Public

STATE OF INDIANA
COUNTY OF Wanderburgh

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DONALD E. ROBERTS, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November, 1993.

Mary Barnes
Notary Public

(I:\CLOSING\WORD\8922-93K)

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SHELBY COUNTY JUDGE OF PROBATE
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