

THIS DEED HAS BEEN PREPARED WITHOUT THE EXAMINATION OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED.

500⁰⁰

SEND TAX NOTICE TO:

MAURICE KELLEY AND
(Name) SHIRLEY KELLEY *Chady Lane*
P.O. BOX 1432
(Address) CHILDERSBURG, AL. 35044

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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 ONE AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

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

Amos W. Kelley, a married man, and Lee Vert McCray, a single man

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

Maurice Kelley and wife, Shirley Kelley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commencing at the NW corner of Alberdie Averett's lot running E. 70 yds., thence N. 35 yds., thence W. 70 yds., thence S. 35 yds. to the point of beginning, containing 1/2 acre, more or less. Situated in Shelby County, Alabama. Section 27, Township 19 S, Range 2 East. 8 Ft. right-of-way is reserved along the W. line of said lot as a road leading out to the public road.

It is the intent of the grantors to convey to the grantees all of their right, title, and interest in the property owned by Lizzie Williams as described in that deed recorded in Deed Book 154, Page 48 in the Office of the Judge of Probate of Shelby County, Alabama.

The hereinabove described property does not constitute any part of the homestead of Amos W. Kelley or his wife.

Inst # 1994-30726

10/07/1994-30726
03:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MGD 9.00

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 7th

day of October, 19 94.

WITNESS:

(Seal)

Amos W. Kelley
Amos W. Kelley

(Seal)

(Seal)

Lee Vert McCray

(Seal)

(Seal)

Lee Vert McCray

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Amos W. Kelley, a married man and Lee Vert McCray, a single man 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 7th day of October, A. D., 19 94

Carroll M. Fowler, Jr.

Notary Public

Inst # 1994-30726