

This instrument was prepared by:

(Name) HOLLIMAN, SHOCKLEY & KELLY
(Address) 2491 PELHAM PARKWAY
PELHAM, AL 35124

Send Tax Notice to:

(Name) EMMETT D. MCNEES & KATHY B. MCNEES
(Address) 11 INDIANWOOD TERRACE
PELHAM, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100----- DOLLARS

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

EMMETT D. MCNEES AND WIFE, KATHY B. MCNEES
(herein referred to as grantors), do grant, bargain, sell and convey unto

EMMETT D. MCNEES AND WIFE, KATHY B. MCNEES
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 11, according to the survey of Indianwood Terrace as recorded in Map Book 9, Page 172 in the Probate Office of Shelby County, Alabama; being further described as:

Commence at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 3 West, thence Northerly along the West line of said 1/4-1/4 Section 470.41 feet, thence 82 deg. 00' right Northeasterly 460.12 feet, thence 100 deg. 30' left 25.43 feet to the North right of way boundary of Indianwood Terrace, and the point of beginning of tract of land herein described, thence continue along the last mentioned course 143.35 feet through the center line of a duplex building, dividing it into two (2) Separate units, thence 92 deg. 53' 30" left a distance of 35.29 feet, thence 76 deg. 36' 30" left a distance of 132.78 feet, to the North right of way boundary of Indianwood Terrace, thence 90 deg. 00' left 60.46 feet to the point of beginning; being situated in Shelby county, Alabama.

Mineral and mining right excepted.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

05/08/1995-12017
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 HEL 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 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 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 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 20th day of April, 19 95.

WITNESS

(Seal)

(Seal)

(Seal)

Emmett D. McNees (Seal)
EMMETT D. MCNEES
Kathy B. McNees (Seal)
KATHY B. MCNEES

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Emmett D. McNees and wife, Kathy B. McNees, 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 20th day of April A.D., 19 95.

My Commission Expires 12-7-98

My Commission Expires:

Konica Lee Steyer
Notary Public