

LAND TITLE COMPANY OF ALABAMA

This instrument was prepared by

(Name) William H. Halbrooks

704 Independence Plaza
(Address) Birmingham, Alabama 35209

Sent Tax Notice To:

(Name) Robert H. Chancey

1180 Highway 39
(Address) Chelsea, Alabama 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Seven Thousand & no/100----- Dollars
(\$127,000.00)

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

Donald Johnson and wife, Wendy Johnson

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

Robert H. Chancey and Cathy S. Chancey

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

\$90,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith 05/09/1995-12126

10:49 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 SNA 48.00

TO HAVE AND TO HOLD, to 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, 19 95

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

COUNTY OF Jefferson

Donald Johnson (Seal)

Wendy Johnson (Seal)

Wendy Johnson (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald Johnson & Wendy Johnson, whose name s 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 the 21st day of April, 19 95.

William H. Halbrooks
William H. Halbrooks Notary Public

Inst # 1995-12126

EXHIBIT "A"

A part of the NE 1/4 of the NE 1/4 of Section 4, Township 20 South, Range 1 West, more particularly described as follows: Commence at the SE corner of said 1/4-1/4 section and run thence northerly along the Eastern boundary thereof a distance of 528 feet to a point; thence turn to the left and run westerly parallel with the Southern boundary of said 1/4-1/4 section a distance of 825 feet to a point; thence turn to the left and run southerly parallel with the Eastern boundary of said 1/4-1/4 Section a distance of 528 feet to a point on the Southern boundary of said 1/4-1/4 section; thence turn to the left and run easterly along the Southern boundary of said 1/4-1/4 section a distance of 825 feet to the point of beginning; being situated in Shelby County, Alabama.

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