

SEND TAX NOTICE TO:

(Name) Jack I. Gillespie, Jr.
(Address) 3117 Manitow Lane
Birmingham AL 35216

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-S 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 Dollar and to clear title DOLLAR

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert O'Neal Varden a/k/a R.O. Varden and wife, Myra T. Varden

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

Jack I. Gillespie, Jr. and Kelly Jo Gillespie
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

PARCEL "D"

An easement being 20 feet in width for ingress and egress over and across a travelled way known as Angler's Lane situated in the NW 1/4 of the NW 1/4 of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section and run in an Easterly direction for a distance of 1271.27 feet to the point of beginning; thence continue along the last stated course for a distance of 40.00 feet to a point; thence 69 degrees 36 minutes 50 seconds right in a Southerly direction for a distance of 21.34 feet to a point; thence 110 degrees 23 minutes 10 seconds to the right in a Westerly direction for a distance of 42.99 feet to a point; thence 77 degrees 07 minutes 00 seconds to the right in a Northerly direction for a distance of 20.52 feet to the point of beginning.

Inst # 1996-17460

05/30/1996-17460
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDI MCD 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 May day of December, 19 95 RV mv

WITNESS:

(Seal)

(Seal)

(Seal)

Robert O'Neal Varden
Robert O'Neal Varden a/k/a
R.O. Varden
R.O. Varden
Myra T. Varden
Myra T. Varden

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert O'Neal Varden a/k/a R.O. Varden and wife, Myra T. Varden 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 29th day of December May A.D. 19 95
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 26, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.
Sharon W. Thompson
Notary Public