

SEND TAX NOTICE TO:

Mr. & Mrs. Donald R. Chamblee

126 Roberlyn Lane
Montevalle AL 35715

Prepared by:

Betty Jean Shinn
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWENTY THOUSAND AND NO/100...(\$20,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **BETTY JEAN SHINN**, a married woman (herein referred to as grantor), do grant, bargain, sell and convey unto **DONALD R. CHAMBLEE and MARTHA G. CHAMBLEE** (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" for legal description.

The above described property is not the homestead property of the Grantor or of the Grantor's spouse

The undersigned Grantor, Betty Jean Shinn, is one and the same person as Betty Shinn Stewart, Grantee in that certian deed recorded in Shelby County Book 271 page 651.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

Inst # 1996-35824

10/29/1996-35824
11:43 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MCD 33.50

Inst # 1996-35824

EXHIBIT "A"

Begin at a fence corner accepted as the NW corner of the SW 1/4 of NW 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama and run South along the West line of said 1/4 1/4 Section a distance of 135.0 feet; thence left 87 deg. 42 min. 26 sec. and run Easterly parallel to the North line of said 1/4 1/4 Section for a distance of 728.58 feet to a point of intersection with the Westerly right of way line of a public road known as Highway No. 17; thence left 75 deg. 39 min. 57 sec. to chord and run Northerly along said road right of way line a chord distance of 139.23 feet to a point of intersection with the North line of said 1/4 1/4 Section; thence left 104 deg. 20 min. 03 sec. (to chord) and run Westerly along said 1/4 1/4 Section for a distance of 768.45 feet to point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, right of ways, limitations, if any, of record.

This property is not homestead property as defined by the Code of Alabama.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of October, 1996.

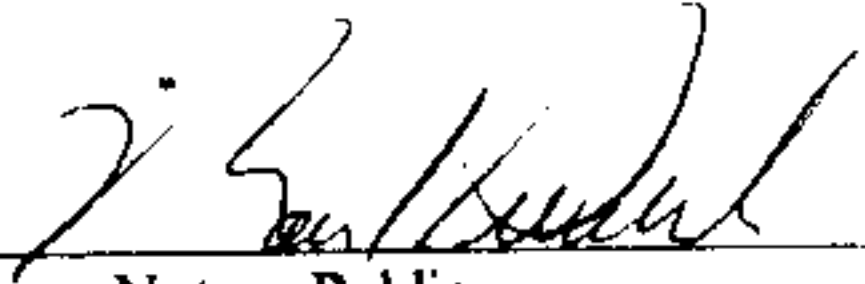
 (Seal)
BETTY JEAN SHINN

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BETTY JEAN SHINN, a married woman, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October, 1996.


Notary Public

Notary Public for the State of Alabama
My Commission Expires 10/17/97

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