

This instrument was prepared by

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Form 1-1.5 Rev. 3/88

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 TWELVE THOUSAND AND NO/100 DOLLARS

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

Helen F. Rosser Kelly, a married woman,

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

Jim Jay Corkill

Roberta L. Corkill

(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 59-A, according to the Resurvey, as recorded in Map Book 5, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, of Lots 57, 58, 59, 65, 66, and 67, Deer Springs Estates, First Addition. Situated in Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

Helen F. Rosser Keely is the surviving grantee in that certain deed recorded in Deed Book 307, Page 681, in the Probate Office of Shelby County, Alabama; the other grantee, Mae F. Fraunces, having died on or about the 4th day of December, 1984.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HER SPOUSE.

Helen F. Rosser Kelly and Helen F. Rosser are one and the same person.

11/12/1996-37470
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 HCD 20.50

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, I have hereunto set my 6th day of November, 1996

WITNESS:

(Seal)

(Seal)

(Seal)

Helen F. Rosser Kelly (Seal)
Helen F. Rosser Kelly (Seal)

STATE OF ~~Alabama~~ South Carolina

Aiken COUNTY }

I, Gerald W. Taylor, a Notary Public in and for said County, in said State,

hereby certify that Helen F. Rosser Kelly 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 6th day of November, A.D., 1996

My Commission Expires 03-02-02 Notary Public

Inst # 1996-37470