

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Winford Lee Nunnelley
89 County Road 33
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-3 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 Five Hundred and no/100----- DOLLARS

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

Clinton H. Jones, an unmarried man

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

Winford Lee Nunnelley and wife, Dorothy R. Nunnelley

(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 9, Duck Cove Estates, a private subdivision, according to the survey of Joseph E. Conn, Jr., A.R.N. 9049, described by metes and bounds as follows: Commence at the S.E. corner of NE 1/4 of SE 1/4, Section 28, Township 24 North, Range 15 East, Shelby County, Alabama, and run on a bearing of North 6 degrees 23 minutes West a distance of 738.34 feet to a point; thence turn an angle of 31 degrees 20 minutes left and run 132.32 feet to a point; thence turn 7 degrees 37 minutes right and run 155.08 feet to a point; thence turn 81 degrees 03 minutes left and run 171.91 feet to a point; thence turn 57 degrees 21 minutes left and run 59.38 feet to the point of beginning of the property being described; thence continue last described course a distance of 66.35 feet to a point; thence turn an angle of 56 degrees 36 minutes 55 seconds right and run 253.23 to a point on the water line contour of Lay Lake; thence turn 91 degrees 39 minutes 05 seconds right and run 55.60 feet to a point; thence turn an angle of 88 degrees 22 minutes 41 seconds right and run 288.12 feet to the point of beginning.

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

05/01/1997-13533
03:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC3 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, I have hereunto set my hand(s) and seal(s), this 30th

day of April 19 97.

WITNESS:

(Seal)

Clinton H. Jones (Seal)
Clinton H. Jones

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State.

hereby certify that Clinton H. Jones, an unmarried manwhose 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 he executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 30th day of April A. D. 19 97.

James R. Rouse
Notary Public

Inst. 1997-13533