

**THIS INSTRUMENT PREPARED BY:**

**ELIZABETH S. PARSONS**  
Blair, Holladay and Parsons  
1711 Cogswell Avenue  
Pell City, Alabama 35125

**Send Tax Notice To:**

**JIMMY D. BERRYHILL**  
**YVONNE D. BERRYHILL**  
208 OLD EASON ROAD  
PELL CITY, AL 35125

**SURVIVORSHIP DEED**

NO TITLE EXAMINATION PERFORMED BY PREPARER.  
DESCRIPTION FURNISHED BY GRANTORS.

**STATE OF ALABAMA**  
**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, ERNESTINE GRIMES, a single woman; AND IVAN H. GRIMES and wife, SHEILA GRIMES, (herein referred to as grantors) do grant, bargain, sell and convey unto JIMMY D. BERRYHILL AND YVONNE D. BERRYHILL, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**BEGIN AT THE NE CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 1 EAST; FROM SAID CORNER RUN WEST ALONG 1/4-1/4 SECTION LINE, 210 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES AND RUN 48 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE 267 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES AND RUN 384 FEET TO THE INTERSECTION OF VANDIVER-DYKES MILL ROAD; THENCE RUN NORTHEAST ALONG SAID ROAD TO THE POINT OF BEGINNING.**

**SUBJECT TO:**

1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.
2. EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD IF ANY.

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.

05/01/1998-15873  
11:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 22.00

st # 1998-15873

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 13th day of June, 1997.

Ernestine Grimes  
ERNESTINE GRIMES

Ivan H. Grimes  
IVAN H. GRIMES

Sheila Grimes  
SHEILA GRIMES

Inst # 1998-15873

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ERNESTINE GRIMES, 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 13th day of June, 1997.

Melba P. Whitehead  
Notary Public

STATE OF ALABAMA  
COUNTY OF Shelby

MY COMMISSION EXPIRES MARCH 13, 2000

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that IVAN H. GRIMES AND SHEILA GRIMES, whose names 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 13th day of June, 1997.

Melba P. Whitehead  
Notary Public

(I:\CLOSING\WORD\MIS C97\DL)

MY COMMISSION EXPIRES MARCH 13, 2000

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