

This instrument was prepared by:
Shelly Moss
Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
Eric Maurice Kelley
54 Kidds Corner
Birmingham, Alabama, 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars and 00/100 Dollars (\$10.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Eric Maurice Kelley and his wife Gussie K. Wallace

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Eric Maurice Kelley and Gussie K. Kelley

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in ~~Jefferson~~ County, Alabama to-wit:

Shelby

A part of the NW ¼ of the NE ¼ of Section 19, Township 19 South, Range 3 East, more particularly described as follows:

Commence at the Northwest corner of said ¼ - ¼ section and run thence North 88°30' East 61 feet; thence turn to the right 91°50' and run a distance of 20 feet to the point of beginning; thence turn to the left and run Easterly parallel with the Northern boundary of said quarter-quarter section a distance of 210 feet to a point; thence to the right and run Southerly parallel with the western boundary of said quarter-quarter section a distance of 133 feet to a point; thence turn to the right and run Westerly parallel with the Northern boundary of said quarter-quarter section a distance of 210 feet to a point; thence turn to the right and run Northerly parallel with the Western boundary of said quarter-quarter section a distance of 133 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to: (1) 1998 ad valorem taxes not yet due and payable and
(2) all easements, rights-of-way and encumbrances of record.

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 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.

IN WITNESS WHEREOF, we have set our hands and seals, this 19th day of October, 1998.

WITNESS:

(Seal)

Eric Maurice Kelley (Seal)
Eric Maurice Kelley

(Seal)

Gussie K. Wallace (Seal)
Gussie K. Wallace

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Eric Maurice Kelley and Gussie K. Wallace 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 19th day of October, 1998.

Shelly Moss
Notary Public: Shelly Moss
My Commission Expires: 11-5-01

10-28-1998-42387
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI CRH 9.00

1998-42387