

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

Samuel N. Meredith
2051 16th Street
Calera, Alabama 35040

01/19/1999-02348
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRW 8.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

35,000

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, Eleanor D. Meredith (one and the same as Eleanor Ann Downs, surviving grantee in deed recorded in Real 4, Page 354) and her husband, Samuel N. Meredith (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto Eleanor D. Meredith and husband Samuel N. Meredith, (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

A part of Block 261 according to Dunstan's Map of Calera, Alabama, described as follow:

Beginning at a point on the East Side of Calera Street or 16th Street, 185.6 feet South of the SE corner of Smith & Calera Street, also designated as 20th Avenue according to Dunstan's Map of Calera, and running East 174.3 feet; thence South parallel with 16th Street 110 feet; thence West 174.3 feet to East line of 16th Street; thence North along East line of 16th Street 110 feet to point of beginning.

Subject to:

1. Taxes for the year 1999 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

Note: The value of this conveyance is approximately \$35,000.00.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 8 day of January, 1999.

January

Eleanor D. Meredith

Eleanor D. Meredith

Samuel N. Meredith

Samuel N. Meredith

State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Eleanor D. Meredith and Samuel N. Meredith, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 8 day of January, in the year 1999

[Signature]

Notary Public

My Commission Expires 3/2/2000

94320-5631 1 1999-02348