

GRANTEE'S ADDRESS:
P.O. Box 120
Harpersville, AL
35078

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- DOLLARS
and other good and valuable considerations
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Oburea Dyer Jones, Donald Ivy, Patsy Ivy Danford, and Mildred Mask
a widow
herein referred to as grantors) do grant, bargain, sell and convey unto
AL CHATHAM, II and REBECCA CHATHAM
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Commence at the SE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township
19 South, Range 2 East; thence run west along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$
section a distance of 25.70 feet; thence turn an angle of 99 deg. 50 min.
to the right and run a distance of 217.78 feet to the point of beginning;
thence continue in the same direction a distance of 277.0 feet (measured
278.61 feet) to the South margin of the driveway leading to the L.C.
Dyer residence; thence turn an angle of 95 deg. 30 min. (measured 95 deg.
04 min. 30 sec.) to the left and run along the South margin of said
driveway a distance of 313.0 feet (measured 312.31 feet); thence turn
an angle of 84 deg. 30 min. (measured 84 deg. 39 min. 08 sec.) to the
left and run a distance of 277.0 feet; thence turn an angle of 95 deg.
00 min. (measured 95 deg. 37 min. 51 sec.) to the left and run a distance
of 313.0 feet (measured 313.76 feet) to the point of beginning; being
situated in Shelby County, Alabama.

GRANTORS further grant an easement for ingress and egress over the
existing dirt road leading from Highway No. 83 to the subject property.
*\$13,000.00 of the purchase was paid by mortgage executed simultaneously
herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, WE have hereunto set OUR hands(s) and seal(s), this 14th
day of December, 19 98.

WITNESSES

Oburea Dyer Jones (Seal)
Oburea Dyer Jones (Seal)

(Seal)
(Seal)

Donald Ivy (Seal)
Donald Ivy
Patsy Ivy Danford (Seal)
Patsy Ivy Donaldson DANFORD PHAN
Mildred Mask (Seal)
Mildred Mask

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Oburea Dyer Jones, a widow
is
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
she
on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 14 day of December, A. D., 19 98

Form 31-A

Notary Public

01/29/1999-04052
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NMS 12.00

Inst. # 1999-04052

STATE OF ALABAMA
TALLADEGA COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD IVY, 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, he executed the same voluntarily on the day the same bears date.

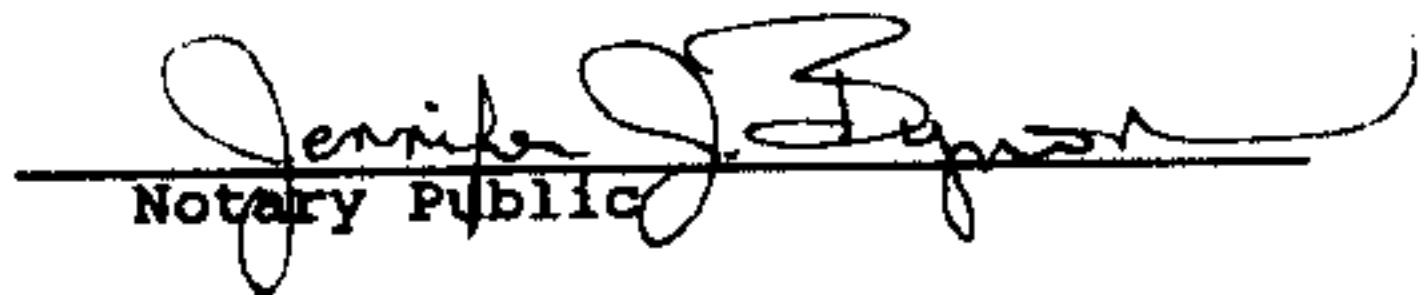
Given under my hand and seal on this the 14 day of December, 1998.


Notary Public

STATE OF ALABAMA
TALLADEGA COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATSY IVY DONALDSON, 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 seal on this the 12 day of December, 1998.


Notary Public

STATE OF ALABAMA
TALLADEGA COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MILDRED MASK, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, 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 seal on this the 14 day of December, 1998.


Notary Public

THE PROPERTY DESCRIBED DOES NOT CONSTITUTE ANY PART OF THE GRANTOR'S HOMESTEADS.

DONALD IVY, PATSY IVY DONALDSON AND MILDRED MASK, ARE ALL THE HEIRS AT LAW AND NEXT OF KIN OF C.M. JONES, DECEASED.

GRANTEE'S ADDRESS:

Inst # 1999-04052

01/29/1999-04052
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SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00