

SEND TAX NOTICE TO:

(Name) Jerome Keith Marbury

(Address) 41 Yellow Leaf Circle
Chelsea Ala 35043

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-4 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 Forty Four Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nelson Wayne Archer and wife, Janice Archer

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

Jerome Keith Marbury and Sherry E. Marbury

(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 SE corner of the SE 1/4 of the NE 1/4 of Section 18, Township 20 South, Range 1 East; thence run Northerly for 450.18 feet; thence 79 degrees 50 minutes 12 seconds left run Northwesterly for 446.89 feet to the Easterly right of way of Shelby County Road #109; thence 89 degrees 59 minutes 51 seconds left run Southwesterly along said right of way for 182.06 feet to a point of a curve to the right, having a central angle of 56 degrees 56 minutes 00 seconds, a radius of 239.76 feet, and an arc length of 238.24 feet; thence 28 degrees 28 minutes 00 seconds right to chord run Southwesterly along said chord for 228.56 feet; thence 28 degrees 28 minutes 00 seconds right run Southwesterly for 291.16 feet to the South line of said 1/4-1/4 Section; thence 153 degrees 20 minutes 30 seconds left run Easterly for 884.82 feet to the point of beginning.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$33,675.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-08374
03/01/1999-08374
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1995 19.00

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, we have hereunto set our hand(s) and seal(s), this 26th

day of February, 1999.

WITNESS:

(Seal)

Nelson Wayne Archer (Seal)
Nelson Wayne Archer

(Seal)

(Seal)

Janice Archer (Seal)
Janice Archer

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nelson Wayne Archer and Janice Archer 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 of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, A.D. 1999.

My Commission Expires: 10/16/2000

Notary Public