

SEND TAX NOTICE TO:

(Name) Charles W. Ackley

So Down Circle

(Address) Shelby A. 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

P O Box 822

(Address) Columbiana, AL 35051

Form 1-1-4 Rev. 9/82

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 Two Hundred Thirty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Judith B. Freeman and husband, James Roy Freeman

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

Charles W. Ackley and Linda R. Ackley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 6, of the 1971 Addition to Shelby Shores Subdivision, as recorded in Map Book 5, Page 96 in the Office of the Probate Judge, Shelby County, Alabama.

Situated in Shelby County, Alabama.

According to the Survey of John Gary Ray, No. 12295, dated October 28, 1994.

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

\$130,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-13721

04/01/1999-13721
10:13 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001- MMS 108.50

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, I/we have hereunto set my / our hand(s) and seal(s), this 31st day of March, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Judith B. Freeman

Judith B. Freeman

(Seal)

(Seal)

(Seal)

James Roy Freeman

James Roy Freeman

STATE OF ALABAMA
Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Judith B. Freeman and James Roy Freeman

whose names is/are signed to the foregoing conveyance, and who is / are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance she / they executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 31st day of March

A. D., 19 99

My Commission Expires: 10/16/2000

Notary Public