

SEND TAX NOTICE TO:

(Name) David Michael Kenny

(Address) 2510 Hwy 77 South
Columbiana, Ala 35051

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand and no/100

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

William H. Jones and wife, Patricia Jones

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

David Michael Kenny and Laurie Alice Kenny

(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 SW corner of Section 34, Township 21 South, Range 1 East; thence proceed North 0 degrees 55 minutes West (magnetic bearing) for a distance of 2342.98 feet to a point lying 40 feet east of the centerline of County Highway #77; thence proceed South 2 degrees 14 minutes East (mb) along a line (R.O.W.) being 40 feet east of and parallel to said centerline of said County Highway #77 for a distance of 66 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction along said R.O.W. for a distance of 244 feet to a ditch; thence proceed in a northeasterly direction along said ditch for a distance of 230 feet, more or less, (having a chord distance of 221.6 feet) to a point; thence proceed North 2 degrees 14 minutes West (mb) for a distance of 171.2 feet to a point; thence turn an angle of 89 degrees 27 minutes to the left and proceed for a distance of 210.00 feet to the point of beginning.

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

All of the above consideration was paid from a mortgage recorded simultaneously herewith.

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 the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 the 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 30th day of April, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

William H. Jones (Seal)
Patricia Jones (Seal)

STATE OF ALABAMA
Shelby } COUNTY

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

hereby certify that William H. Jones and Patricia Jones

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 30th day of April, A. D. 19 99

My Commission Expires: 10/16/2000

Notary Public

Inst # 1999-1850
05/04/1999-1850
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.30

Inst # 1999-18504