

This instrument was prepared by:
Susan J. Watterson
2007 Lancaster Road
Birmingham, Alabama 35209

✓ Send Tax Notice:
Jo Ann Clelland
Joyce Ann Busby
135 Liberty Road
Chelsea, Alabama 35043

Inst # 1999-20626

Warranty Deed, Joint Tenants with Right of Survivorship

State of Alabama
Jefferson County

Know All Men By These Presents,

That in consideration of One Dollar and other good and valuable consideration (\$1.00)

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

JO ANN CLELLAND, AN UNMARRIED WOMAN,

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

JO ANN CLELLAND, AN UNMARRIED WOMAN, AND JOYCE ANN BUSBY, AN UNMARRIED WOMAN,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached "Exhibit A" for legal description.

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 have hereunto set my hand and seal this 13th day of May, 1999.

WITNESS:

Joe McDaniel

Jo Ann Clelland
JO ANN CLELLAND

Joe McDaniel

STATE OF ALABAMA
COUNTY OF SHELBY

05/17/1999-20626
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF COURSE
002 199 11.90

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jo Ann Clelland, an unmarried woman, 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 official seal of office this the 13th day of May, 1999.

James T. Clelland
Notary Public
My Commission Expires 1-18-2001

A parcel of land in the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 35, Township 19 South, Range 1 West in Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the North 1/2 of the NW 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West; run thence in an Easterly direction along the South line of the North 1/2 of the NW 1/4 of the SW 1/4 for a distance of 307.38 feet to the point of beginning; from the point of beginning thus obtained, thence turn an angle to the left of 88 deg. 11 min. 04 sec. and run in a Northerly direction parallel with the West line in Section 35, Township 19 South, Range 1 West for a distance of 896.62 feet to a point on the Southeasterly right of way line of Liberty Road; thence turn an angle to the right 55 deg. 17 min. and run in a Northeasterly direction along the Southeasterly right of way line of Liberty Road for a distance of 407.85 feet to the point of commencement of a curve to the right, said curve having a central angle of 3 deg. 12 min. 51 sec. and a radius of 310.32 feet; thence run along the arc of said curve to the right along the Southeasterly right of way line of Liberty Road for a distance of 17.41 feet; thence turn an angle to the right tangent from last described course 121 deg. 30 min. 09 sec. and run in a Southerly direction parallel with the West line of Section 35, Township 19 South, Range 1 West for a distance of 1127.32 feet to a point on the Southline of the North 1/2 of the NW 1/4 of the SW 1/4 of Section 35, Township 19 South, Range 1 West; thence turn an angle to the right of 88 deg. 11 min. 4 sec. and run in a Westerly direction along the South line of said aforementioned North 1/2 of the NW 1/4 of the SW 1/4 for a distance of 350 feet to the point of beginning.

Subject to the following restrictions:

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 136 page 308 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 276 page 373 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out as Inst. #1992/9011 in Probate Office.

Inst # 1999-20626

05/17/1999-20626
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DB2 HHS 11.50