

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON  
FRANK L. NELSON, DDS, JD, PC  
389 Shades Crest Road  
Birmingham, AL 35226

JAMES A. YEARTY, JR.  
TERRI S. YEARTY  
4469 South Shades Crest Road  
Bessemer, AL 35023

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

**SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --TEN AND NO/100'S DOLLARS (\$ 10.00 ) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, JAMES A. YEARTY, JR. AND WIFE, TERRI S. YEARTY herein referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto JAMES A. YEARTY, JR. AND WIFE, TERRI S. YEARTY hereinafter referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Begin at the SW Corner of NW 1/4 of NW 1/4 of Section 13, Township 20 South, Range 4 West; thence run East along the South Line of said NW 1/4 of NW 1/4 a distance of 280.9 feet, turn left an angle of 101 degrees 48 minutes a distance of 403.51 feet to the centerline of Shades Crest Road, turn right an angle of 56 degrees 30 minutes 30 seconds along said center line a distance of 179.14 feet for point of beginning; thence continue said course along said centerline a distance of 125.0

THIS DEED IS BEING FILED TO ESTABLISH RIGHTS OF SURVIVORSHIP FOR GRANTEES.

Subject to the following exceptions:

1. Ad Valorem taxes for the year 1999 and subsequent years, said taxes not yet due and payable until October 1, 19 99.
2. Easements, restrictions, residential covenants and right of ways of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of ~~all~~ <sup>1999-24745</sup> persons.

06/11/1999-24745  
01:23 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MWS 12.00

Inst # 1999-24745

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
this the 4TH day of JUNE, 19 99.

ATTEST:

\_\_\_\_\_

James A. Yearty, Jr.  
JAMES A. YEARTY, JR.

\_\_\_\_\_

TERRI S. YEARTY  
TERRI S. YEARTY

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for  
said County in said State, hereby certify that JAMES A. YEARTY,  
JR., AND WIFE, TERRI S. YEARTY, 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, he/she/they executed the same voluntarily on the  
date the same bears date.

Given under my hand and official seal, this the 4TH day of  
JUNE, 19 99.

Margaret McLee  
Notary Public

My Commission Expires: 2-5-99

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SHELBY COUNTY JUDGE OF PROBATE  
002 NYS 12.00