

This instrument was prepared by

Send Tax Notice To: BRYON A. THORNTON

(Name) KELLEY WINSTON
2700 HIGHWAY 280 E. - SUITE 60
(Address) BIRMINGHAM, AL 35223

Name
1880 HIGHWAY 311
Address
SHELBY, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 1999-34474

STATE OF ALABAMA

SHELBY COUNTY

09986741999-34474
CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETY-ONE THOUSAND AND NO/100---
DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged, we, JAMES WILLIAM CHIVERS AND GINA P. CHIVERS ** (herein referred to as grantors)
do grant, bargain, sell and convey unto BRYON A. THORNTON AND ANNA Y. THORNTON
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate
situated in SHELBY County, Alabama to-wit:

**married

Commence at the intersection of the NE right of way of County Road No. 47 and the Southeast right of way of County Road No. 311;
thence Northeasterly along the Southeast right of way of said County Road No. 311, a distance of 394.9 feet to the point of beginning;
thence continue on the same line for 300.00 feet; thence right of 89 degrees 14 minutes 21 seconds for 290.4 feet; thence
Southwesterly and parallel with said County Road No. 311 for 300.0 feet; thence Northwesterly and parallel with the Southwest
boundary of a parcel described in Real Book 69, Page 381 for 290.4 feet to the point of beginning, as shown by survey of Marie's
Acres, recorded in Map Book 20, Page 2 of the Probate Office of Shelby County, Alabama. Situated in the SE 1/4 OF NW 1/4,
Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

TO HAVE AND TO HOLD unto 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 28TH
day of JULY, 1999.

WITNESS:
James William Chivers (Seal)
JAMES WILLIAM CHIVERS

(Seal)

(Seal)

Gina P. Chivers (Seal)
GINA P. CHIVERS

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby
certify that JAMES WILLIAM CHIVERS AND GINA P. CHIVERS
whose names 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 28TH day of JULY A.D., 1999

MY COMMISSION EXPIRES
OCTOBER 8, 2001

Kelley Winston
Notary Public