

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:

J. ALLEN CHESSER

BETTY S. CHESSER

20 Allen Dr.

Chelsea, AL 35043

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed (TWRDS)

154,325.28

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we RONNIE GULLEDGE, a married man, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto J. ALLEN CHESSER and BETTY S. CHESSER (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

The above described property does not constitute the homestead of the Grantor nor his spouse.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

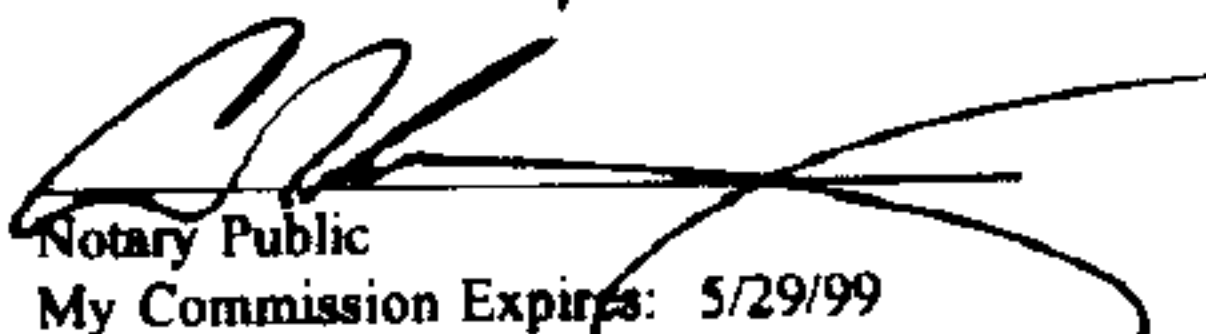
IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 21st day of July, 1999.


RONNIE GULLEDGE

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RONNIE GULLEDGE, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, 1999.


Notary Public
My Commission Expires: 5/29/99

Inst # 1999-38660

09/15/1999-38660
11:51 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CRM 165.50

EXHIBIT "A"

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and run South 00 deg. 33 min. East along the West boundary of Twin Oaks Subdivision 616.22 feet; thence turn left and run North 57 deg. 13 min. 39 sec. East along the Southeast line of said subdivision 797.92 feet to the point of beginning of the tract of land herein described; thence continue along the last described course and along said subdivision line 450.03 feet to a point on the Southerly right of way line of Twin Oaks Circle; thence turn right and run South 81 deg. 24 min. 20 sec. East a distance of 111.60 feet to the point of beginning of a curve to the right, said curve having a radius of 175.00 feet; thence run along said curve 61.91 feet to the end of said curve and the beginning of a curve to the right having a radius of 25.00 feet; thence run along said curve 43.49 feet to the point of a tangent to said curve, said point being on the Northwest right of way line of Shelby County Highway No. 39; thence run South 38 deg. 31 min. 41 sec. West along the tangent to said curve at said point and along said highway right of way line 505.13 feet; thence turn right and run North 46 deg. 46 min. 29 sec. West a distance of 329.21 feet to the point of beginning.

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