

SEND TAX NOTICE TO:

(Name) Danny Chesser
(Address) PO Box 78
Chelsea AL - 35047

This instrument was prepared by

(Name) Larry Carver
(Address) _____

Form 1-5 Rev. 888
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS 12/28/1999-52111
03:14 PM CERTIFIED

That in consideration of One Dollar and other consideration 001 CJI 9.00 DOLLARS

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

F. P. Chesser Jr. and Ester Lee Chesser

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

Daniel P. Chesser and Lisa K. Chesser

(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 Northeast corner of Section 27, Township 19 South, Range 1 West, and run South along the East Boundary Line of said section for a distance of 2688.0 feet, thence turn an angle of 90 degrees 00 minutes to the right for a distance of 1985.0 feet to the East property line of Samuel Earl Niven and June C. Niven and the Point of Beginning, thence turn an angle of 72 degrees 20 minutes 51 seconds to the left and run along said line for 303 feet more or less to the Northern right of way line of U.S. Highway 280, thence run Southeasterly along said highway right of way line for 277 feet more or less to the west property line of the Bill Knowles property, thence turn an angle of 90 degrees to the left for a distance of 200.24 feet to a point on a curve to the right, concave southerly with a radius of 222.32 feet and a central angle of 55 degrees 00 minutes, thence right to the chord of 63 degrees 30 minutes 45 seconds northeasterly and along the arc of said curve 213.41 feet; thence north for a distance of 285 feet; thence west for a distance of 364.3 feet to a point that intersects the extension of the east boundary line of the said Niven property; thence run southwesterly along said line for 201 feet more or less to the point of beginning. Containing 4 acres more or less.

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, WE have hereunto set OUT hands and seals, this _____ day of December, 19 99.

WITNESS:

(Seal) F. P. Chesser Jr. (Seal)

(Seal) Ester Lee Chesser (Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }
I, James F. McSwain a Notary Public in and for said County, in said State, hereby certify that F. P. Chesser Jr. and Ester Lee Chesser whose name 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 December, 19 99)
James F. McSwain
Notary Public

Inst # 1999-52111