

This instrument prepared by:
Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

✓ SEND TAX NOTICE TO:
LARRY G. FELIX AND DIANN R. FELIX
545 McGuire Road
Pelham, AL 35124

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE THOUSAND FOUR HUNDRED FIFTY and 00/100 DOLLARS (\$1,450.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, GEORGE N. BIBB, AN UNMARRIED MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto LARRY G. FELIX AND DIANN R. FELIX (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in ~~JEFFERSON~~ County, Alabama to-wit:

SHELBY Larry G. Felix Diann R. Felix

- SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Ad valorem property taxes for the current tax year, 2000.
2. Easements, restrictions, covenants and reservations of record.

GEORGE N. BIBB IS THE SURVIVING RECORD TITLE HOLDER WITH THE OTHER RECORD TITLE HOLDER, FRANCES D. BIBB HAVING DIED ON DECEMBER 31, 1992.

THE ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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.

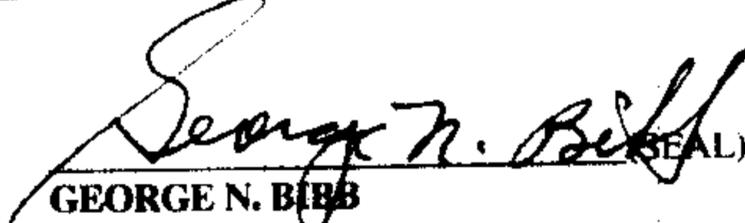
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst • 2000-01077

01/10/2000-01077
08:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJI 15.00

IN WITNESS WHEREOF, I/(we). have hereunto set my (our) hand(s) and seal(s) this

23 day of December, 1955


GEORGE N. BIBB

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that GEORGE N. BIBB, AN UNMARRIED MAN whose name(s) (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 day the same bears date.

Given under my hand and official seal this 23 day of December, 1955.


Notary Public

My commission expires 11-2-03

EXHIBIT "A"

Commence at the NE corner of SE 1/4 of SE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama; thence run southerly along 1/4-1/4 line 331.60 feet; thence turn 92 degrees 26 minutes right westerly along the south line of Bibb Estates, recorded in Map Book 06, Page 35, in Probate Office of Shelby County, Alabama, for 662.0 feet to the SW corner of Lot 1 of said Bibb Estates; thence turn 87 degrees 31 minutes right northerly along the west line of said Lot 1 for 331.23 feet to the NW corner of said Lot 1 and the Point of Beginning of the tract herein described; thence continue northerly along the same line for 16.57 feet to the southwesterly right of way of McGuire Road; thence turn 106 degrees 42 minutes right southeasterly along said right of way for 67.26 feet to a point on the north line of said Lot 1; thence turn 165 degrees 45 minutes right westerly along said north line of Lot 1, Bibb Estates for 64.48 feet to Point of Beginning.

G. N. Bibb

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