

SEND TAX NOTICE TO:

✓ (Name) Frederick E. Kidd and
Margaret R. Kidd

(Address) 200 Vincent Park Road
Vincent, AL 35178

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 807
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE & NO/100 (\$1.00) dollars, and other good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, Frederick E. Kidd and wife, Margaret R. Kidd, (herein referred to as grantors) do grant, bargain, sell and convey unto ourselves, Frederick E. Kidd and wife, Margaret R. Kidd (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

From the Northwest corner of the Northeast one-fourth of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama, proceed in an Easterly direction along the North boundary of said section 19 a distance of 654.8 feet; thence turn a deflection angle to the right of 90 deg. 23' 17" and proceed in a Southerly direction a distance of 25.65 feet to a point on the South boundary of a county paved road, being the point of beginning of herein described parcel of land; thence continue Southerly along same course a distance of 208.75 feet; thence turn a deflection angle to the left of 90 deg. 00' and proceed in an Easterly direction parallel to said road a distance of 268.75 feet; thence turn 90 deg. 00' to the left and proceed in a Northerly direction parallel to the West boundary of herein described parcel of land a distance of 208.75 feet to a point on the South boundary of said road; thence turn a deflection angle to the left of 90 deg. 00' and proceed in a Westerly direction along said road boundary a distance of 268.75 feet to the point of beginning, containing 1.29 acres.

The above described property being the same one acre parcel as shown by deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 1998-47791, and including 60 ft. of additional property on the West side of same, being located in the NW 1/4 of the NE 1/4 of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama.

According to survey dated April 20, 1999 of Billy R. Martin, Ala. Reg. No. 10559.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 13 day of March, 2000.


Frederick E. Kidd (SEAL)


Margaret R. Kidd (SEAL)

03/13/2000-07994
03:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 11.30

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frederick E. Kidd and wife, Margaret R. Kidd, whose names are signed to the foregoing conveyance, and is 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 13th day of March, 2000.

James E. Coble (SEAL)
Notary Public

Inst # 2000-07994

03/13/2000-07994
03:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 11.50