

FRANK KERLEY
212 AVANT C.B.
B'ham 35224

**WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

12177 0002 12177

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Five Thousand Dollars and 00/100 (\$45,000.00), the receipt and sufficiency of which are hereby acknowledged, that **RODNEY LEN KERLEY and KAY KERLEY, a married couple**, hereinafter called "SELLER," do hereby GRANT, BARGAIN, SELL AND CONVEY unto, **FRANK EDWARD KERLEY and MARY EVELYN KERLEY, a married couple**, hereinafter called the "BUYERS," for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit

A parcel of land in the SW corner of the NW 1/4 of SE 1/4 of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows:

Begin at the SW corner of said 1/4-1/4 Section, thence North along the West line of said 1/4-1/4 Section 208.71 feet; thence right and parallel to the South line of said 1/4-1/4 Section in an easterly direction 208.71 feet; thence right and parallel to said West line 208.71 feet to said South line, thence West along said South line 208.71 feet to the point of beginning.

Subject to easements, restrictions, and rights of way of record.

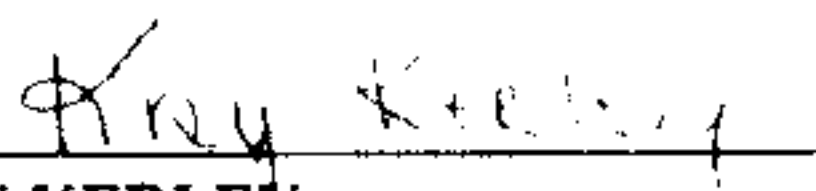
The legal description set out herein was furnished to preparer by the SELLERS herein and this deed was prepared with the benefit of a title search, and the legal description was taken from the Survey of W.M. Varnon, Registered Land Surveyor, dated 15 FEB, 1984

TO HAVE AND TO HOLD to the said BUYERS in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYERS and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above, that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYERS and the heirs and assigns of the BUYERS forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 12 day of APRIL, 2000, at Shelby County, Alabama


**RODNEY LEN KERLEY
SELLER**


**KAY KERLEY
SELLER**

04/13/2000-12177
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NNS 56.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public for the State at Large, hereby certify that RODNEY LEMUEHLEY and KAY KHELEY, SELLERS, whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 12 day of April, 2000.


NOTARY PUBLIC
My Commission Expires: 24 JAN, 2004

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

Inst # 2000-12177

04/13/2000-12177
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 100 \$5.00