

SEND TAX NOTICE TO:

(Name) Jo D. Teel
1101 Harriet Street
(Address) Clanton, AL 35045

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
(Address) P O Box 822, Columbiana, AL 35051

Form 1-15 Rev. 5/82

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,

That in consideration of Ninety Eight Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William M. Kindig and wife, Maria C. Kindig

(herein referred to as grantors) do grant, bargain, sell and convey unto
Jerry B. Teel and Jo D. Teel

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

A parcel of land in the SE 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West; thence run Westerly along the North line thereof 1016.40 feet; thence 90 degrees left run Southerly 266.49 feet to the point of beginning; thence continue along the last described course 129.19 feet; thence 90 degrees 31 minutes 14 seconds right run Westerly 149.96 feet to the Easterly right of way of Sterrett Street; thence 89 degrees 29 minutes 51 seconds right run Northerly along said right of way 130.18 feet; thence 90 degrees 53 minutes 02 seconds right run Easterly 149.93 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to taxes for 2001 and subsequent year, easements, restrictions, rights of way and permits of record.

\$77,600.00 of the above consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 2001-00281

01/04/2001-00281

10:07 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MMB 31.50

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 our hand(s) and seal(s), this 28th day of December, xx 2000

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Kindig, individually and William M. Kindig as Attorney in Fact for Maria C. Kindig 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 28th day of December, A.D. 192000
My Commission Expires: 10/16/2004

William M. Kindig (Seal)
William M. Kindig
Maria C. Kindig by Power of Attorney (Seal)
Maria C. Kindig by William M. Kindig, Attorney in Fact under Power of Attorney recorded in Instrument #2001 - 00280, in Probate Office of Shelby County, Alabama. (Seal)