

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 160
Birmingham, AL 35223

SEND TAX NOTICE TO:
J. ALLEN CHESSER
BETTY CHESSER

20 Allen DR.
CHELSEA
A1.35043

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/ITWRQS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we **DARLENE C. KELLEY**, a married woman, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **J. ALLEN CHESSER and BETTY CHESSER** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Commence at the northwest corner of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and run thence N 89 degrees 57' 12" E along the north line of said section a distance of 2,861.65' to a point; Thence run S 11 degrees 31' 30" E a distance of 1,340.46' to a point; Thence run 26 degrees 10' 59" E a distance of 80.27' to a found corner and the point of beginning of the property, Parcel- 1, being described, Thence run S 51 degrees 36' 52" W a distance of 70.33' to a found railroad spike corner; Thence run N 82 degrees 48' 38" W a distance of 245.07' to a found railroad spike corner in the asphalt surface of a driveway; Thence run S 08 degrees 54' 05" E a distance of 303.14' to a set 1/2 inch rebar corner near a fence line, Thence run N 56 degrees 52' 12" E a distance of 95.04' to a fence post corner, Thence run S 40 degrees 39' 38" E a distance of 597.52' to a set rebar corner on the westerly margin of Shelby County Highway No. 47; Thence run N 03 degrees 12' 04" W along said margin of said Highway a distance of 164.63' to the P.C. of a curve to the right having a central angle of 09 degrees 49' 54" and a radius of 840.00'; Thence run along the arc of said curve an arc distance of 144.14' to the P.T. of said curve; Thence run N 06 degrees 37' 50" E along said margin of said Highway a distance of 4.76' to a set rebar corner; Thence run N 09 degrees 30' 33" W a distance 277.00' to a set rebar corner, Thence run N 05 degrees 22 minutes 38 seconds E a distance of 175.04' to a set rebar corner; Thence run S 75 degrees 45' 41" W a distance of 189.69 to the point of beginning, containing 4.62 acres, more or less.

Subject to:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002. Existing covenants and restrictions, easements, building lines, and limitations of record.

The above described property does not constitute the homestead of the Grantor nor her spouse.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 4 day of April, 2002.


DARLENE C. KELLEY

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DARLENE C. KELLEY and, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of April, 2002.


Notary Public

AFFIX SEAL

My Commission Expires: 4-12-03

Inst # 2002-15938

04/05/2002-15938
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 11:50