


This instrument was prepared by

(Name) Robert Fleming
3565 Westover Rd.
(Address) Harpersville AL 35078

(Name) Angela Salvo Landry
(Address) 1853 6th Ave. Calera, AL. 35040


20020731000354880 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
07/31/2002 08:56:00 FILED/CERTIFIED

Form 1-1-5 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 Five Hundred & 00/100***** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Faye McClendon and Sandra Artale
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert or Jeannie Fleming
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commencing at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Sectin 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 1 degree 18 minutes 58 seconds West, distance of 160.77 feet; thence South 72 degrees 16 minutes 13 seconds West, a distance of 206.50 feet to the POINT OF BEGINNING; thence continuing westerly along said line, a distance of 120.27 feet ; thence North 9 degrees 48 minutes 39 seconds West, a distance of 140.80 feet to the Southerly right of way line of Shelby County Road No. 280 (old U.S. Hwy 280) and the point of curvature of a non-tangent curve, concave to the north, having a radius of 2237.05 feet, a central angle of 3 degrees 51 minutes 21 seconds, and a chord of 150.51 feet bearing North 71 degrees 29 minutes 15 seconds East; thence easterly along said curve, a distance of 150.54 feet; thence South 1 degree 35 minutes 47 seconds West, a distance of 149.96 feet to the POINT OF BEGINNING; said described tract containg 0.43 acre, more or less.

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, _____ have hereunto set _____ hand(s) and seal(s), this 26th
day of July, 2002

WITNESS:

(Seal) Faye McClendon (Seal)

(Seal) Sandra Artale (Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }
I, Sandra M. Johnson, a Notary Public in and for said County, in said State,
hereby certify that Faye McClendon and Sandra Artale
whose names are 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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26th day of July, A.D. 2002
Sandra M. Johnson
Notary Public.