


This instrument was prepared by:
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Send Tax Notice To:
Darlene K. Kyser
436 Highway 83
Harpersville, AL 35078


20020809000377880 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
08/09/2002 13:38:00 FILED/CERTIFIED

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TEN DOLLARS, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

M. W. BARBER AND WIFE, MAXINE BARBER

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

DARLENE K. KYSER AND HUSBAND, BOBBY J. KYSER

(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 20 foot wide easement for ingress, egress and utilities across the South 20 feet of the SW 1/4 of the NW 1/4 of the SE 1/4 and the West 1/2 of SE 1/4 of the NW 1/4 of SE 1/4, lying East of Shelby County Highway No. 83; all in Section 21, Township 19 South, Range 2 East, Shelby County, Alabama. Said 20 foot strip adjoins and lies East of Shelby County Highway No. 83 and adjoins and lies west of property owned by Darlene and Bobby Joe Kyser.

Subject to existing easements, restrictions, rights of way and current taxes, if any, of record.

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, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises: that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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, I (WE) have hereunto set my (our) hand(s) and seal(s) this
1st day of August, 2002.

_____(Seal) M W Barber (Seal)
M. W. BARBER
_____(Seal) Maxine Barber (Seal)
MAXINE BARBER

STATE OF ALABAMA)
Shelby COUNTY) General Acknowledgment

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that M. W. BARBER AND WIFE, MAXINE BARBER, whose names are signed to the foregoing conveyance, and who are 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 1st day of August, 2002.

Deborah J. Keith
Notary Public
My Commission Expires June 5, 2005