

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

SEND TAX NOTICE TO:
Darlene C. Kelley

TITLE NOT EXAMINED

STATE OF ALABAMA}
COUNTY OF SHELBY}


20021127000594630 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
11/27/2002 15:26:00 FILED/CERTIFIED

Warranty Deed/LTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Love and Affection** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we Betty S. Chesser, a widowed woman, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **Darlene C. Kelley and Betty S. Chesser** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

From a railroad spike at the True S.E. corner of the NE 1/4-NW 1/4 of Section 34, T19S-R1W, run thence North along the East boundary of said NE 1/4-NW 1/4 a distance of 67.55 feet to a point on the Northwesternly boundary of Shelby County Road #39 (80' R.O.W.), said point being 1255.02 feet South of the True N.E. corner of said NE 1/4-NW 1/4; thence turn 137 deg. 06 min. 59 sec. left and run 29.65 feet along said road boundary to a 1/2" rebar; thence turn 69 deg. 24 min. 49 sec. right and run 37.98 feet along an accepted property line to a 1/2" rebar; thence turn 13 deg. 42 min. 31 sec. left and run 151.73 feet along an accepted property line to a 2.5' pipe; thence turn 41 deg. 28 min. 38 sec. left and run 75.66 feet to a 1/2" rebar on the Southerly boundary of Twin Oaks Circle (50' R.O.W.) said point being the point of beginning of herein described parcel of land, thence turn 138 deg. 37 min. 59 sec. left and run 111.60 feet along the Southerly boundary of said Twin Oaks Circle to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 20 deg. 16 min. 11 sec. and tangents of 31.28 feet; thence turn right 10 deg. 08 min. 05 sec. right and run a chord distance of 61.59 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 102 deg. 40 min. 27 sec. and tangents of 31.25; thence turn 61 deg. 28 min. 19 sec. right and run a chord distance of 39.04 feet to a 1/2" rebar on the Northwesternly boundary of aforementioned Shelby County Road #39; thence turn 48 deg. 53 min. 26 sec. right and run 99.88 feet along said road boundary to a 1/2" rebar; thence turn 00 deg. 13 min. 39 sec. left and run 143.73 feet along said road boundary to a 1/2" rebar; thence turn 105 deg. 13 min. 47 sec. right and run 234.62 feet along an accepted property line to a 1/2" rebar; thence turn 93 deg. 08 min. 01 sec. right and run 137.30 feet along an accepted property line to the point of beginning of herein described parcel of land, containing 0.97 acres, situated in the E 1/2 NW 1/4 of Section 34, T19S-R1W, Shelby County, Alabama.

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.

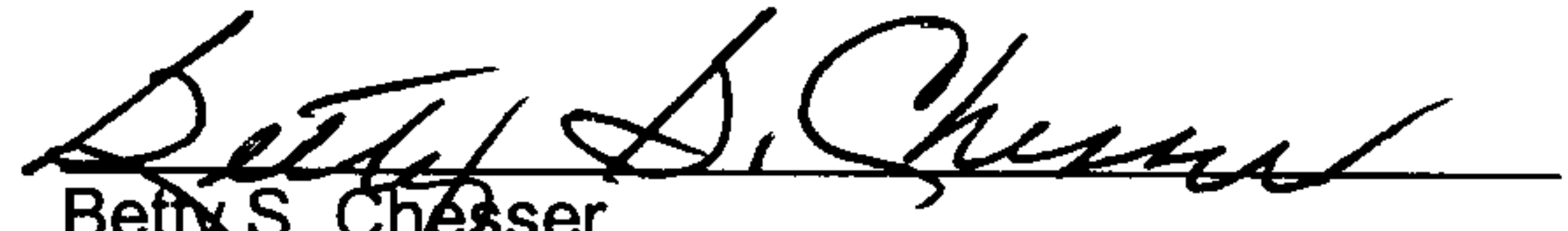
Betty S. Chesser is the surviving Grantee of that certain deed dated July 21, 1999 and recorded in Inst. #1999-38660 in the Probate Office of Shelby County, Alabama; the other Grantee, J. Allen Chesser having died on or about October 24, 2002.

The preparer of this instrument makes no representation as to the status of the title of the property conveyed herein.

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 26th day of November, 2002.


Betty S. Chesser

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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Betty S. Chesser 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 26th day of November, 2002.


Notary Public
My Commission Expires: 7/22/06