

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Victoria G. Keeley and Mark E. Keeley
1715 Old Highway 31
Alabaster, Alabama 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Eighty seven thousand nine hundred and no/100 (\$87,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Ervin A. Bradley and Linda G. Bradley, husband and wife and Tammi L. Barnett, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Victoria G. Keeley and Mark E. Keeley** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

This property does not constitute the homestead of the grantor, Tammi L. Barnett, nor her spouse.

Mineral and mining rights excepted.

\$83,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 grantee, his, her or 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 stated 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 grantee, his, her or 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 26th day of November, 2002.

Witness

Ervin A. Bradley (Seal)
Ervin A. Bradley

Witness

Linda G. Bradley (Seal)
Linda G. Bradley

Witness

Tammi L. Barnett (Seal)
Tammi L. Barnett

by his/her agent and attorney-
in-fact Linda G. Bradley

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Ervin A. Bradley and Linda G. Bradley, husband and wife**, whose name(s) 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 this conveyance, they 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: 02-25-05

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Linda G. Bradley, whose name as Attorney in Fact for Tammi L. Barnett, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, 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:02-25-05

20021210000619500 Pg 3/3 21.50
Shelby Cnty Judge of Probate, AL
12/10/2002 14:43:00 FILED/CERTIFIED

DESCRIPTION

A parcel of land in Shelby County, Alabama, lying in the Southeast $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West and run southwesterly a distance of 50.0 feet, more or less, to the center point of Tower 183 of the Lock 12-to-Birmingham transmission line of Alabama Power Company; turn an angle to the left of $53^{\circ}19'$ and proceed for a distance of 496.1 feet to a point in the CSX Railroad right-of-way; turn an angle of $66^{\circ}17'$ to the left and proceed for a distance of 154.5 feet to a point on the north right-of-way of Old U. S. Highway 31, the point of beginning; turn an angle to the left of $10^{\circ}01'$ and proceed for a distance of 236.95 feet; turn an angle to the right of $88^{\circ}13'23''$ and proceed for a distance of 137.80 feet; turn an angle to the right of $100^{\circ}06'58''$ and proceed for a distance of 235.00 feet to said right-of-way; turn an angle to the right of $76^{\circ}51'31''$ to the chord of a curve to the right having a radius 3557.01 feet, a central angle of $1^{\circ}40'22''$ and a chord length of 104.02 feet; proceed along the arc of said curve for a distance of 104.02 feet to the point of beginning.

Containing 0.65 acre, more or less.

This description CORRECTS AND SUPERSEDES the previous description of this property, said description being found deficient in calls for angles and distances, especially those calls along the right-of-way of Old Highway 31, and inconsistent in sense and direction of angle calls.

#2002-827