

This instrument was prepared by:

William R. Justice
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:
1771 Hwy 57
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Ernest M. Clinkscales and Ruby John Clinkscales, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Ernest M. Clinkscales and Ruby John Clinkscales (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the SW corner of the SW¼ of SW¼ of Section 23, Township 18 South, Range 1 East; thence N 40° 53' E 161.43 feet; thence N 76° 53' E 673.68 feet to the westerly right of way of a County Road; thence S 0° 11' E along the westerly right of way of said County Road 138.16 feet; thence S 9° 06' W along the westerly right of way of said County Road 87.90 feet; thence West 580.26 feet; thence South 50.00 feet; thence West 168.00 feet to the point of beginning. Containing 2.46 acres, according to survey and plat of F. W. Meade, RLS # 9124, dated October 27, 1978.


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid;

that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27th day of January, 2003.


Ernest M. Clinkscales


Ruby John Clinkscales

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest M. Clinkscales and Ruby John Clinkscales, 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 27th day of January, 2003.




Notary Public