

SEND TAX NOTICE TO:

(Name) Janice Leys

This instrument was prepared by

(Name) \_\_\_\_\_

(Address) 60 Wildberry Dr.

Harpersville, Al. 35078

(Address) \_\_\_\_\_

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., BIRMINGHAM, AL.

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration DOLLARS

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

Janice Leys, Robert C. Greene and Daryl K. Jacobs

(herein referred to as grantors) do grant, bargain, sell and convey unto Janice Leys and Teresa A. Flowers

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land containing 3.42 acres, located in the NE  $\frac{1}{4}$  of th SW  $\frac{1}{4}$ , Section 23, Township 19 South, Range 1 East, Shelby County, Al, described as follows: Commence at the NE corner of said quarter quarter section and run South 85 degrees 11 minutes 58 seconds West along the North boundary 314.55 feet to the point of beginning; thence run South 88 degrees 10 minutes 26 seconds West aong a point line 329.91 feet to an iron; thence run South 0 degrees 49 minutes 34 seconds EAsst 344.03 feet; thence run North 84 degrees 57 minutes 30 seconds East 93.18 feet; thence run South 35 degrees 28 minutes 27 seconds East 300.77 feet to the intersection of the North west right of way of County Road 280, thence North 61 degrees 03 minutes 14 seconds East along said right of way 74.77 feet; thence run North 0 degrees 49 minutes 34 seconds West 555.13 feet to the point of beginning.



20031113000749570 Pg 1/1 17.00  
Shelby Cnty Judge of Probate, AL  
11/13/2003 08:40:00 FILED/CERTIFIED

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 11

day of November, 19 2003

WITNESS:

Robert C. Greene (Seal) \_\_\_\_\_ (Seal)  
Janice Leys (Seal) \_\_\_\_\_ (Seal)  
Daryl K. Jacobs (Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Shelby COUNTY }

I, Elwood B. Birdley, a Notary Public in and for said County, in said State, hereby certify that Robert C. Greene, Janice Leys, Daryl K. Jacobs 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 the conveyance Do executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this Nov. 11<sup>th</sup> day of November, A. D. 2003

My Commission Expires 01-10-2006

Notary Public

Elwood B. Birdley