


This instrument was prepared by:
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Send Tax Notice to:
James & Gertrude McKinney
~~121 Lovely Lane~~ PO Box 485
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORS


20031119000760830 Pg 1/2 17.50
Shelby Cnty Judge of Probate, AL
11/19/2003 09:46:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY TWO THOUSAND FIVE HUNDRED AND NO/00 (\$22,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **HAZEL KELLEY**, a Single woman (herein referred to as grantor) bargain , sell and convey unto, **JAMES A . MCKINNEY AND GERTRUDE MCKINNEY (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Hazel Kelley is the surviving grantee in that certain deed recorded in Deed Book 297, Page 352. The other grantee, Wiltha R. Kelley, is deceased having died 8 Nov 1998.
\$19,371.03 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

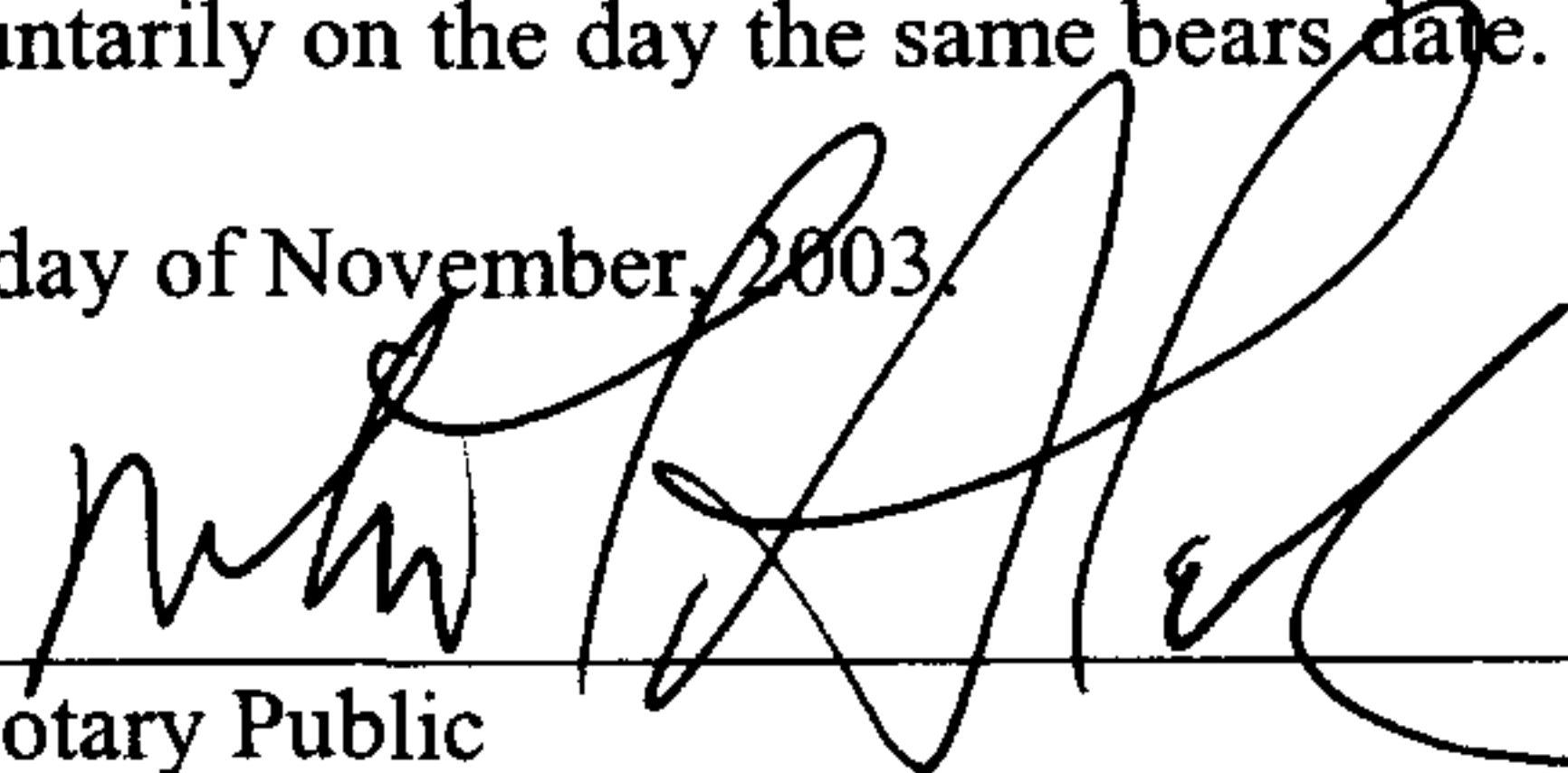
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of November 2003.


Hazel Kelley

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Hazel Kelley 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 6th day of November, 2003.


Notary Public

My commission expires: 10/16/04

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A tract or parcel of land located in the West one-half of the Southwest Quarter of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at iron corner accepted as the Northwest corner of the Southwest quarter of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama and proceed South 88 degrees 26 minutes 10 seconds East along the accepted North boundary of said SW 1/4 a distance of 752.83 feet to a point; thence proceed South 00 degrees 54 minutes 14 seconds East a distance of 860.01 feet to the POINT OF BEGINNING of herein described parcel of land; thence continue South 00 degrees 54 minutes 14 seconds East a distance of 808.96 feet to a 1/2" iron pin; thence North 89 degrees 13 minutes 20 seconds West a distance of 66.11 feet to a 1/2" iron pin; thence North 00 degrees 07 minutes 26 seconds West a distance of 208.71 feet; thence North 89 degrees 13 minutes 20 seconds West a distance of 208.71 feet; thence North 00 degrees 07 minutes 26 seconds West a distance of 600.00 feet to a 1/2" capped iron pin set (10559); thence South 89 degrees 13 minutes 21 seconds East a distance of 263.81 feet to the POINT OF BEGINNING.

The above described property is located in the West one-half of the Southwest Quarter of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama.

According to the survey of Billy R. Martin, Alabama Reg. No. 10559, dated September 25, 2003.

PARCEL II:

A parcel of land located in the Northwest Quarter of the Southwest quarter of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at an iron marker accepted as the Northwest corner of the Southwest Quarter of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama and proceed South 88 degrees 20 minutes East along the accepted North boundary of said SW 1/4 a distance of 269.98 feet to a 1/2" capped iron pin (10559) set by survey dated 3/23/2000; thence proceed South 00 degrees 11 minutes East a distance of 189.40 feet to a 1/2" CIP set on the above date, being the POINT OF BEGINNING of herein described parcel of land; thence continue South 00 degrees 11 minutes East a distance of 189.40 feet to a 1/2" CIP (10559); thence proceed South 88 degrees 34 minutes East a distance of 230.12 feet to a 1/2" CIP (10559); thence North 00 degrees 11 minutes West a distance of 109.40 feet to a 1/2" CIP (10559) set on the above date of 3/23/2000; thence North 88 degrees 34 minutes West along the South boundary of survey dated 3/23/2000 a distance of 230.12 feet to the POINT OF BEGINNING. The above described parcel of land is located in the Northwest Quarter of the Southwest Quarter (NW 1/4-SW 1/4) of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama.

According to the survey of Billy R. Martin, Alabama Reg. No. 10559, dated September 26, 2003.