


THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS
Candice M. Akers
3147 Highway 69
Chelsea, Alabama 35043


20040715000392450 Pg 1/2 14.50
Shelby Cnty Judge of Probate, AL
07/15/2004 15:50:00 FILED/CERTIFIED

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100THS (\$500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **The Estate of William E. McNeill, Probate Case No. 41-019 and The Estate of Julia M. McNeill, Probate Case No. 41-028**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Candice M. Akers and husband, Allan Ross Akers**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

All that part of the East 330.0 feet of the West 580.0 feet of the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 20 South, Range 1 West, lying North of Shelby County Highway Number 69. Being situated in Shelby County, Alabama.

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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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 hereby created is severed or terminated during the joint lives of the GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 7th day of July, 2004.

The Estate of William E. McNeill, Deceased

By: 
Norman E. McNeill, Personal Representative

The Estate of Julia M. McNeill, Deceased

By: 
Norman E. McNeill, Personal Representative

See Attached for Notary Acknowledgments

STATE OF ALABAMA)
COUNTY OF SHELBY)

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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Norman E. McNeill, whose name as Personal Representative of The Estate of William E. McNeill, Probate Case No. 41-019, and as Personal Representative of The Estate of Julia M. McNeill, Probate Case No. 41-028, 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 Instrument, he, as Personal Representative and with full authority, signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of July, 2004.

Dawn Raso

NOTARY PUBLIC

My Commission Expires: 3/26/06