



This instrument was prepared by: **CONWILL & JUSTICE**
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **CLARA SELLERS**, a widow (herein referred to as grantor) do grant, bargain, sell and convey unto **AARON DOUGLAS SELLERS and NELL SELLERS** (herein referred to as GRANTEES), as joint tenants with right of survivorship, the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

The S 1/2 of the NW 1/4 of the NW 1/4, Section 13, Township 21, Range 2 West.

LESS AND EXCEPT that portion of the above described property previously conveyed to grantees by deed dated October 6, 1979 and recorded in Deed Book 322, Page 536 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against he lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of January, 2005.

Clara M. Sellers (Seal)
Clara Sellers

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clara Sellers, a widow, whose name 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 conveyance she executed the same voluntarily on the day the same bears date.

2005.

Given under my hand and official seal this 25th day of January

H. Mill
Notary Public

Grantees' address:

474 Highway 331
Columbiana, Alabama 35051