


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20100617000192090 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
06/17/2010 08:58:27 AM FILED/CERT

Send Tax Notice to:
Betty Roddy
20240 Blackfoot Avenue
Euclid, Ohio 44117

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **KENNETH LUCKEY, a married man. (herein referred to as Grantor)**, grant, bargain, sell and convey unto **BETTY RODDY and ELIZABETH SMALL (herein referred to as Grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Begin at the Southeast corner of Lot 12 of the Merchant Melton Subdivision, as shown by Plat recorded in Map Book 3, at Page 76, Office of the Judge of Probate of Shelby County, Alabama, and run thence Northerly along the East line of said lot a distance of 96 feet; thence run Westerly, parallel with the South line of said lot, a distance of 160 feet; thence run Southerly, parallel with the East line of said lot, a distance of 160 feet to a point on the South line of said lot; thence run Easterly, along the South line of said lot, a distance of 160 feet to the point of beginning.

Also, an easement for ingress and egress over and across the remaining property of the grantor to provide access to and from the above described property and the public road.

SUBJECT TO:

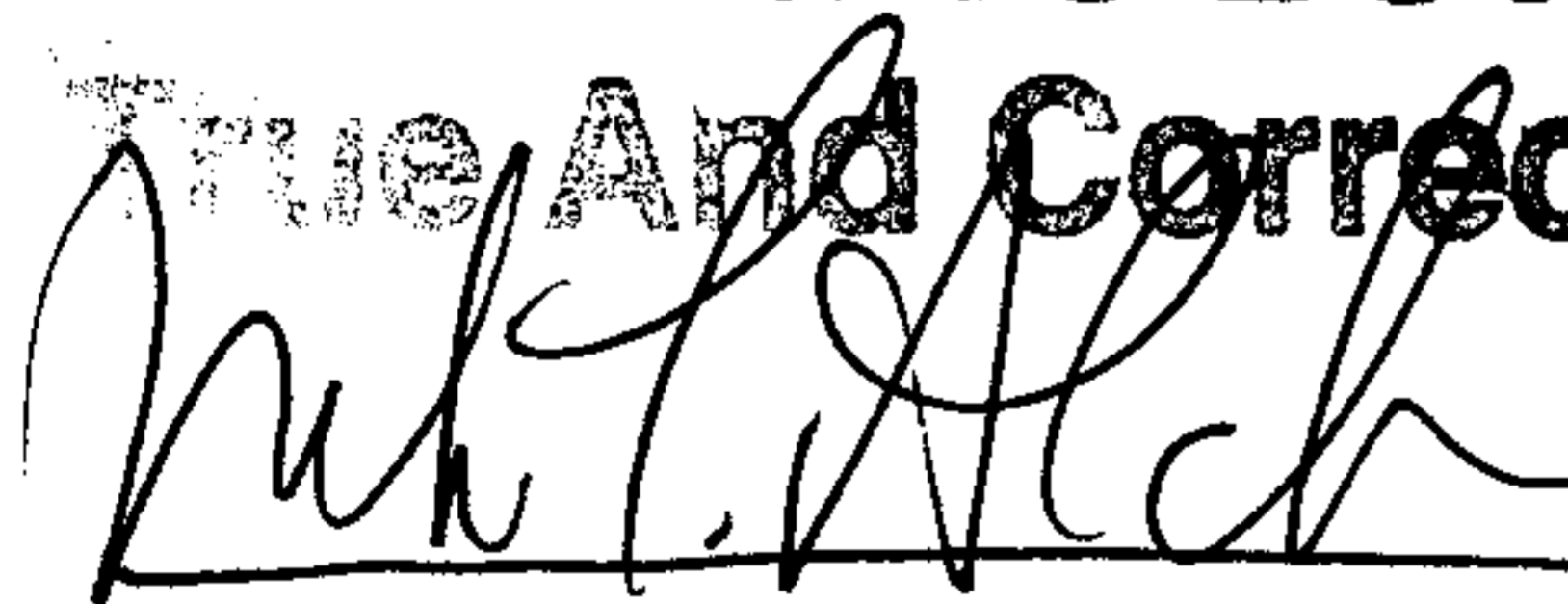
1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.

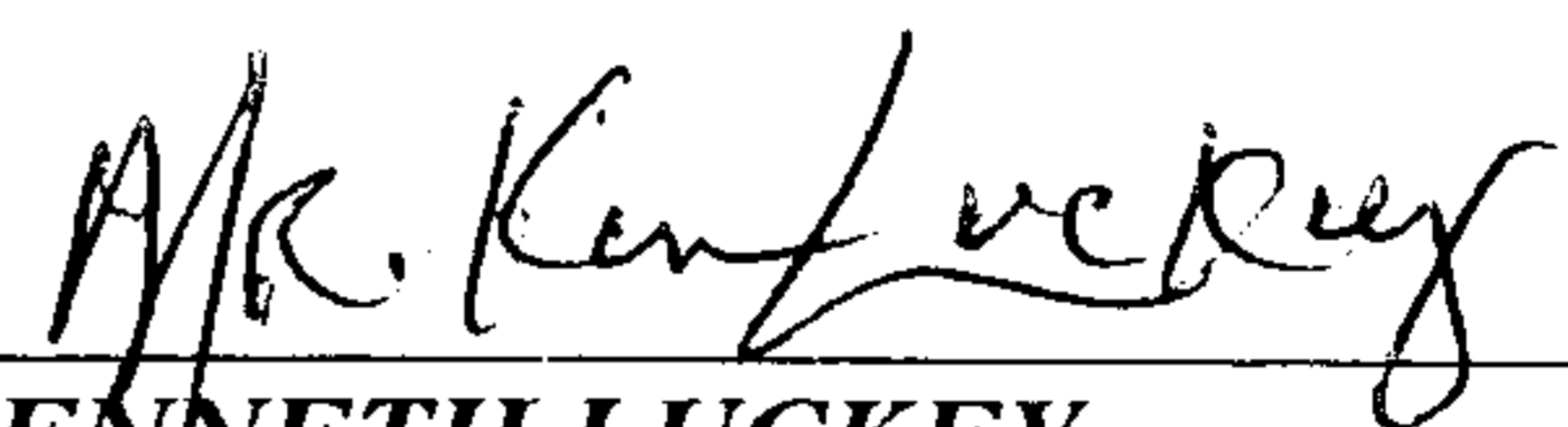
GRANTOR HEREIN IS THE SURVIVING HEIR AT LAW OF ELLA SULLIVAN, DECEASED, HAVING DIED ON 3-10-2002.

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 8 day of December, 2008.

**Verified To Be A
True And Correct Copy**




KENNETH LUCKEY

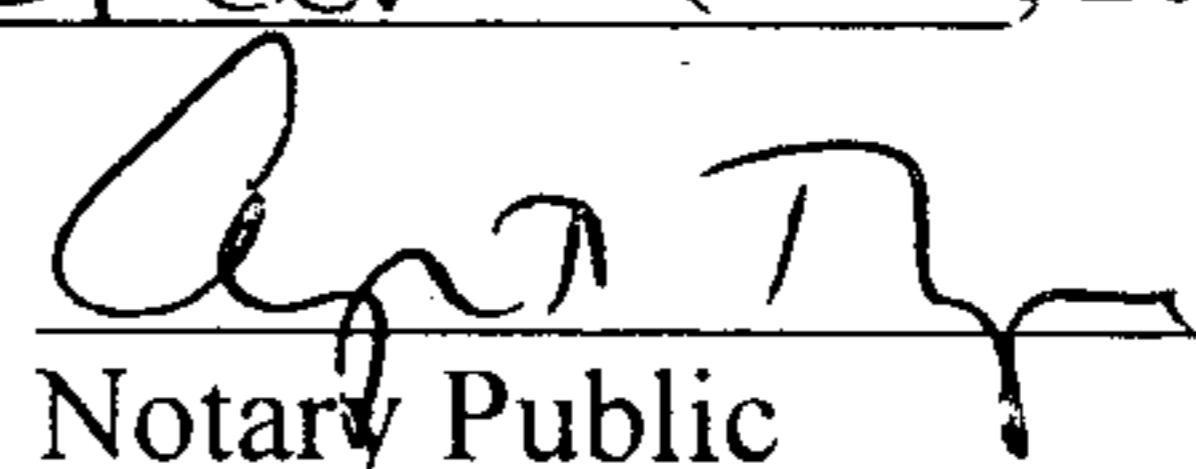
STATE OF Georgia
COUNTY OF Dougherty

Shelby County, AL 06/17/2010
State of Alabama
Deed Tax : \$5.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **KENNETH LUCKEY**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of December, 2008.

CYNTHIA THOMPSON
NOTARY PUBLIC
Worth County
State of Georgia
My Comm. Expires Sept. 6, 2011



Notary Public
My Commission Expires: _____