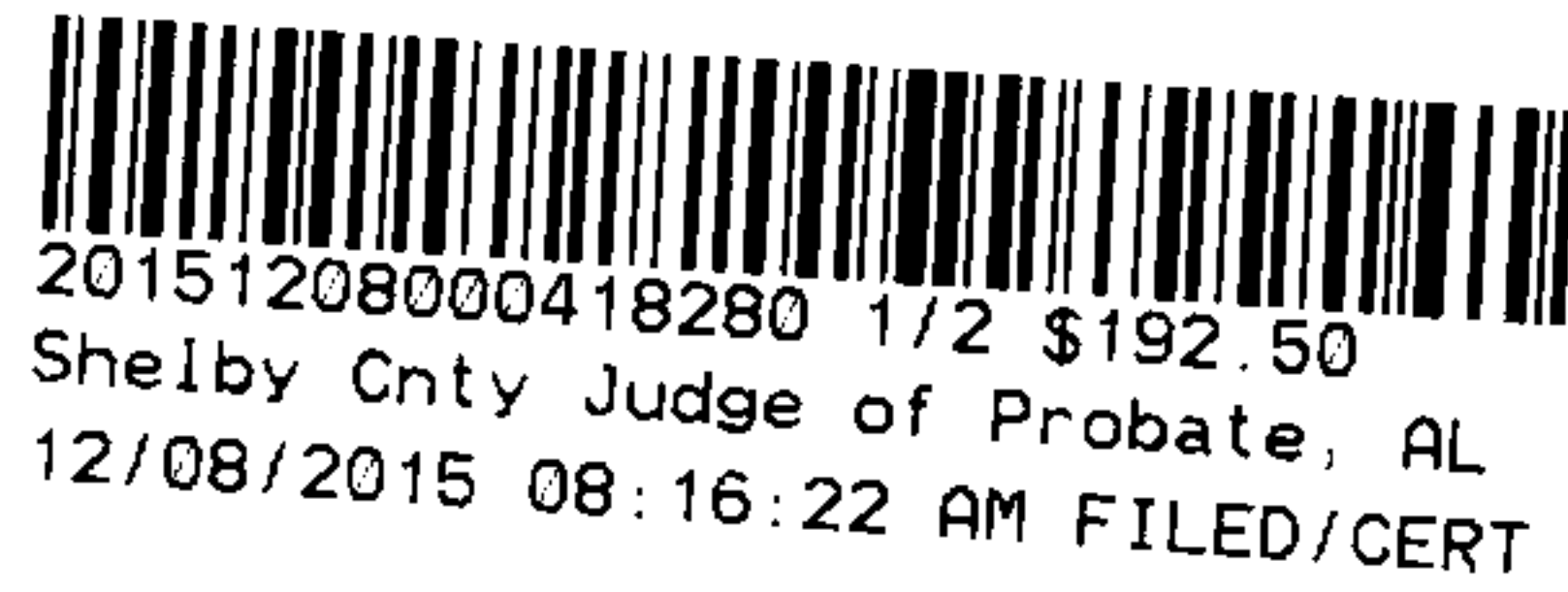




This instrument prepared by:
Michael A. O’Brien, attorney
212 West North Street
Talladega, Alabama 35160

Shelby County, AL 12/08/2015
State of Alabama
Deed Tax: \$175.50

Address of Grantee:

205 Mildred Street
Columbiana, AL 35051

STATE OF ALABAMA,)

SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Seventy Five Thousand Five Hundred and no/100 (\$175,500.00) Dollars to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Charles Fant and wife, Hailey Fant**, whose mailing address is 205 Mildred Street, Columbiana, AL 35051, (herein referred to as Grantors), do grant, bargain, sell and convey unto **Charles Edwin Kearley and wife, Sandra Kearley**, whose mailing address is 205 Mildred Street, Columbiana, AL 35051, as joint tenants with rights of survivorship, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the Southwest Quarter of the Northwest Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 25 and run North 2 degrees 06 minutes 62 seconds West along the West line of said Section 25 a distance of 584.63 feet to the southerly line of Mildred Street; thence North 69 degrees 29 minutes 37 seconds East along the southerly line of Mildred Street a distance of 141.97 feet to the point of beginning; thence continue North 69 degrees 29 minutes 37 seconds East along said Mildred Street a distance of 233.80 feet; thence South 6 degrees 00 minutes 52 seconds East leaving Mildred Street a distance of 285.06 feet; thence South 85 degrees 22 minutes 08 seconds West a distance of 168.71 feet; thence North 1 degree 29 minutes 52 seconds West a distance of 80.64 feet; thence South 85 degrees 16 minutes 25 seconds West a distance of 43.28 feet; thence North 14 degrees 23 minutes 43 seconds West a distance of 112.77 feet to the point of beginning. Situated in Shelby County, Alabama.

The address of the property is 205 Mildred Street, Columbiana, AL 35051.

Subject to the lien of the 2016 ad valorem taxes and thereafter.

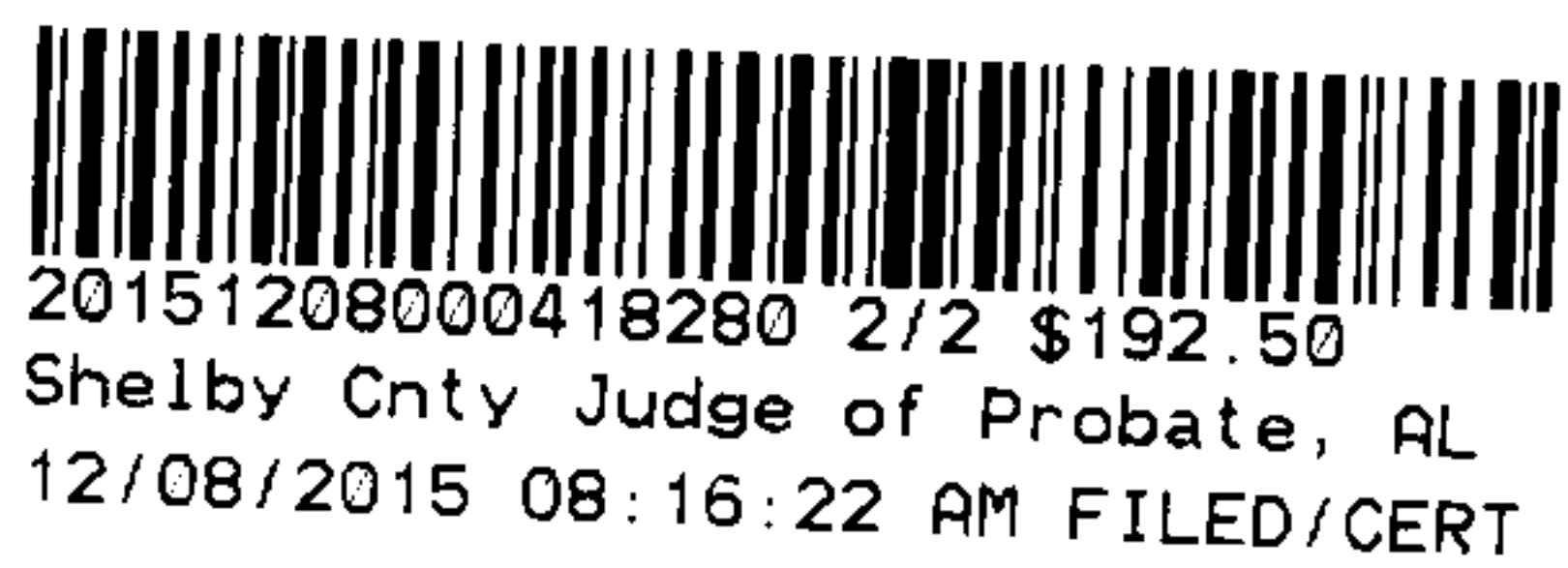
Subject to easements and rights-of-way for public streets and roads and for electric, telephone, water, gas, sewerage, drainage and other utilities, of record, if any.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of December, 2015.



Charles Fant (L.S.)
Charles Fant

Hailey Fant (L.S.)
Hailey Fant

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles Fant and wife, Hailey Fant**, 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 seal this 2nd day of December, 2015

Michael A. O'Brien
Notary Public