



USDA-FHA
FHA-AL-427-4
(9-14-72)

Position 5

This Instrument was Prepared by
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Columbiana, Alabama 35051

4/4/

WARRANTY DEED

(For Transfer Cases) - Joint Tenants With Right of Survivorship

STATE OF ALABAMA }

COUNTY OF }

THIS INDENTURE, made this 25th day of April, 19 75, between

Robert O. Weaver and wife, Frances Weaver

of Shelby County, State of Alabama, party(ies) of the first part, and

Ronald L. Cook and wife, Sherry W. Cook

of Shelby County, State of Alabama, parties of the second part;

WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said parties of the second part, as joint tenants with the right of survivorship, the following

described land, lying and being in the County of Shelby, State of Alabama, to-wit:

The SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 1 East, EXCEPT 3 acres in SE corner described as follows: Beginning at a point on the South line of said forty at the margin of the Hebb road and run North along the margin of said road 840 feet to a big ditch; thence West along the South bank of said ditch 155 feet; thence South 840 feet to the South line of said forty; thence East along said South line 155 feet to the point of beginning of said exception.

ALSO, EXCEPT a lot in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 12, Township 21 South, Range 1 East, described as follows: Begin at the NE corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, Township 21 South, Range 1 East, thence run South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 138.09 feet; thence turn an angle of 97 deg. 17' to the right and run a distance of 278.97 feet; thence turn an angle of 76 deg. 20' to the right and run a distance of 102.60 feet to the North line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence turn an angle of 96 deg. 14' to the right and run East along said North line a distance of 288.13 feet to the Northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, and the point of beginning. Situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 12, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

The above-described land is subject to the following described mortgage(s):

1. That certain mortgage to the United States of America executed by Robert O. Weaver and wife, Frances Weaver dated the 27th day of August

19 71, and recorded in Mortgage Book 318, at Page 730, in the Office of the Judge of Probate of Shelby County, Alabama:

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and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).
TO HAVE AND TO HOLD to said parties of the second part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever, together with every contingent remainder and right of reversion.

And the said party(ies) of the first part does (do) for themselves and for their heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of them that they is (are) lawfully seized in fee simple of said premises; that the premises are free from all encumbrances except as hereinbefore set forth; that they has (have) a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set their hand(s) and seal(s), the day and year first above written.

STATE OF ALABAMA
COUNTY OF SHELBY
JUDGE OF PROBATE
REC. BY & PAID AS SHOWN ABOVE
1975 APR 25 PM 2:10
SHELBY CO. CLERK
IN WITNESS WHEREOF
I HAVE HEREUNTO SET MY HAND AND SEAL
AT THE CITY OF MOBILE
ALABAMA
THIS 25TH DAY OF APRIL 1975

Robert O. Weaver (LS)
Frances Weaver (LS)

19750425000020110 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/25/1975 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Robert O. Weaver and wife, Frances Weaver whose name(s) is (are) signed to the foregoing conveyance and who is (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 25th day of April, 19 75.

Nancy K. Farmer
Notary Public

(SEAL)
My Commission Expires August 23, 1976

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