

1381

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

WARRANTY DEED. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Five Thousand Seven Hundred Fifty and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Agrethia K. Campbell Sanders and husband, Otha Sanders

(herein referred to as grantors) do grant, bargain, sell and convey unto

James L. Weathers and Faye C. Weathers

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

See Attached Exhibit "A" for legal description.

Subject to current taxes, easements, restrictions, mineral and mining rights, and rights of way of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th day of August, 1983

WITNESS:

(Seal)

(Seal)

(Seal)

Agrethia K. Campbell Sanders (Seal)
Agrethia K. Campbell Sanders
Otha Sanders (Seal)
Otha Sanders

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Agrethia K. Campbell Sanders and husband, Otha Sanders whose name s 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 official seal this 25th day of August A. D., 19 83

Form 31-A

LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

[Signature]
Notary Public.

My Commission Expires November 9, _____

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EXHIBIT "A"

Part of the NE 1/4 of the NW 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: Begin at the SE corner of said 1/4-1/4 section and run in a Northerly direction along the East line of said 1/4-1/4 line for a distance of 240.0 feet; thence turn an angle 73 deg. 13 min. 02 sec. to the left and run in a Northwesterly direction for a distance of 237.06 feet to a point on the Southeasterly right of way line of Elizabeth Street; thence turn an angle of 75 deg. 57 min. 07 sec. to the left and run in a Southwesterly direction along the said right of way line for a distance of 147.29 feet to the point of curve of a curve to the left; said curve being concave in a Westerly direction having a radius of 15 feet and a central angle of 92 deg. 19 min. 51 sec.; thence run along the arc of said curve in a Southeasterly direction for a distance of 24.17 feet to the end of the curve; said point being on the Northeasterly right of way line of Royal Lane; thence run in a Southeasterly direction along said right of way line for a distance of 337.64 feet to point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1903 AUG 29 AM 10:38

Thomas A. Sullivan, Jr.
CLERK OF COURTS

Deed tax - 86.00
Rec. 3.00
Ind. 1.00

90.00