

1567
CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five thousand and no/100 Dollars and a mortgage in the amount of \$12,778.00 recorded simultaneously herewith to the undersigned grantor, WEAVER AGENCY OF BESSEMER, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto WILLIAM CHRIS REAVES and wife, BARBARA R. REAVES (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the SE 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 1 East; thence run South 89 degrees 27 minutes 06 seconds East 1362.01 feet; thence run South 89 degrees 21 minutes 44 seconds East 610.00 feet; thence run South 00 degrees 45 minutes 00 seconds West 227.57 feet; thence run South 04 degrees 35 minutes 06 seconds West 431.18 feet; thence run North 89 degrees 27 minutes 01 seconds West 1938.27 feet; thence run North 00 degrees 19 minutes 25 seconds East 658.59 feet to the point of beginning.

LESS AND EXCEPT: Mineral and mining rights, rights incident thereto.

SUBJECT TO: Right of way to Alabama Power Company as recorded in Book 226, page 684.

SUBJECT TO: Non Exclusive easement for purpose of ingress and egress, 20 feet in width along the entire West line of property herein described.

SUBJECT TO all restrictions, easements and reservations of record.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President Nelda Cofer Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of July, 1985.

Peoples Bank of Antietam

WEAVER AGENCY OF BESSEMER, INC.

ATTEST:

A. Glenn Weaver

Nelda Cofer Weaver
Nelda Cofer Weaver, President

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelda Cofer Weaver whose name as President of WEAVER AGENCY OF BESSEMER, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 19th day of July, 1985.

Russell W. Harvey
Notary Public

MY COMMISSION EXPIRES 9-27-87

THIS INSTRUMENT PREPARED BY:
N. Allison
412 4th Avenue, Bessemer, Alabama

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

1985 JUL 30 PM 2:58

Thomas A. L. L. L.
JUDGE OF PROBATE

RECORDING FEES
Recording Fee \$ 5.00
Index Fee 1.00
TOTAL \$19.00

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