

(Name) LAURENCE D. WEYGAND

(Address) 97 LUCERNE BLVD.
HOMWOOD, AL. 35209

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 115 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand and no/100 (\$18,000.00)----- DOLLARS

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

Claire D. Weygand, an unmarried widow

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

Laurence D. Weygand and wife, Jane C. Weygand

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

Shelby County, Alabama to-wit:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING REAL ESTATE:

Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Begin at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; run in a Northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 1,044.30 feet; thence turn an angle to the left of 89 deg. 51' 15" and run in a Westerly direction for a distance of 825.42 feet; thence turn an angle to the left of 91 deg. 49' and run in a Southerly direction for a distance of 1,044.99 feet to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle to the left of 88 deg. 11' 45" and run in an Easterly direction along said South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 794.92 feet, more or less, to the point of beginning.

Subject to taxes for 1983 and subsequent years.

Claire D. Weygand is the surviving grantee in that certain deed from Laurence D. Weygand and wife, Jane C. Weygand, to Louis H. Weygand, and wife, Claire D. Weygand, dated 4th August 1980, and recorded in Deed Book 342, Page 922, in Probate Office; the other grantee, Louis Weygand having died on or about the 21st day of DEC., 1981.

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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, 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, I have hereunto set my hand(s) and seal(s), this 25

day of May, 19 83.

WITNESS:

Claire D. Weygand (Seal)
Claire D. Weygand (Seal)

STATE OF ALABAMA
SHELBY COUNTY

SEAL OF ALA. SHELBY CO. CERTIFY THIS DEED WAS FILED

Dec 24 18.00
file 1.50
and 1.00
20.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Claire D. Weygand, an unmarried widow 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 she executed the same voluntarily on the day the same bears date.

Given unto my hand and official seal this 25th day of May, A. D., 19 83

Sharon A. Browning (Seal)
Notary Public