

This instrument was prepared by

1652 **JT**

(Name) Paden & Green
1722 2nd Ave. North
(Address) Bessemer, Ala. 35020

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Four Thousand Five Hundred and no/100 DOLLARS

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

Robert E. Paden and wife, Betty Claire Paden

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

Joseph V. McSweeney and wife, Terri H. McSweeney

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

Shelby County, Alabama to-wit:

LESS AND EXCEPT MINERAL AND MINING RIGHTS in and to the following: Begin at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 4, Township 21 South, Range 2 West, thence Southerly along the East line of said 1/4-1/4 section a distance of 1,214.19 feet, more or less, to the centerline of a railroad grade now being used as a roadway; thence 91 degrees 37 minutes 30 seconds right along said centerline 246.66 feet; thence 6 degrees 41 minutes 30 seconds right continue along said centerline a distance of 137.30 feet; thence 17 degrees 22 minutes left continuing along said centerline 28.9 feet to the intersection with a road running Northerly; thence 93 degrees 06 minutes 30 seconds right, Northerly along the last mentioned road 356.70 feet; thence 44 degrees 26 minutes 30 seconds right 492.29 feet; thence 21 degrees 46 minutes left for 382.80 feet; thence 39 degrees 38 minutes (deed), 38 degrees 30 minutes 33 seconds (meas) left 95.8 feet (deed) 94.95 feet (meas) to the intersection with the North line of said 1/4-1/4 section; thence 115 degrees 24 minutes (deed) 114 degrees 18 minutes 44 seconds (meas) right leaving last mentioned road in an Easterly direction along said North line 66.5 feet more or less to the point of beginning, excepting that part that lies within the roadways. All situated in Shelby County,

Alabama TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. More on reverse side.

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 20th day of August, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

Robert E. Paden

Betty Claire Paden

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert E. Paden and wife, Betty Claire Paden whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August

Form 31-A

738 *Shade Mountain Plaza*
B'ham, AL

Barbara A. Bridges
Notary Public

Mineral and mining rights excepted.

This deed subject to any easements affecting subject property not shown by the Public Land Records.

Any covenants or restrictions affecting subject property not shown by the Public Land Records.

Subject to covenants, conditions, easements, road rights of way and restrictions as recorded in Volume 357, Page 579 in Shelby County, Ala.

Subject to current taxes, rights of way, reservations, restrictions and conditions of record.

Subject to an outstanding timber deed recorded in Real Vol. 357 Page 582-585 in the Probate Office of Shelby County, Alabama and the terms and conditions contained therein.

358 PAGE 517
X609

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

1984 AUG 30 AM 10:51

Thomas W. Henderson
JUDGE OF THE COURT

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		4.50
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	10.50

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

JEFFERSON TITLE CORPORATION
316 21st Street N. • P. O. Box 10481 • Birmingham, AL 35201

(205) 328-8020

