

820

Nancy Allison  
800 North 19th Street  
Bessemer, Alabama 35020

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Five hundred and no/100 ----- DOLLARS  
and a mortgage in the amount of \$4500.00 recorded simultaneously herewith.

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

Nelda Cofer Weaver and husband, A. Glenn Weaver

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

Johnny O. McBee and wife, Selena D. McBee

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, Township 21 South, Range 1 East and run a Northerly direction along the East forty line of said forty for a distance of 246.86 feet to the point of beginning; thence continue along the last described course for a distance of 304.59 feet to a point; thence turn an angle to the left of  $92^{\circ} 56' 49''$  and run in a Westerly direction for a distance of 537.60 feet to a point on the Easterly right of way of a county road; thence turn an angle to the left of  $88^{\circ} 52' 05''$  and run along the right of way of said road for a distance of 284.46 feet to a point; thence turn an angle to the left of  $88^{\circ} 59' 02''$  and run in a Easterly direction for a distance of 527.94 feet to the point of beginning.

Less and Except: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Subject to: Right of way granted to Alabama Power Company by instrument (s) recorded in Deed Book 268, page 538 and Deed Book 226, page 684.

Subject to: Right of way to Shelby County, Alabama, as filed in Deed Book 224, Page 815.

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

1984 OCT 12 AM 9:47

RECORDING FEES  
DEED TAX \$0  
Recording Fee \$2.50  
Index Fee 1.00  
TOTAL \$4.00

TO HAVE AND TO HOLD, to the said GRANTEES 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 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:

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 and seal S, this 3rd day of October, 1984

WITNESS:

A. Glenn Weaver

Nelda Cofer Weaver  
A. Glenn Weaver

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned authority hereby certify that Nelda Cofer Weaver and husband, A. Glenn Weaver 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 3rd day of October

Form 3091

Peoples Bank

Russell W. Scarvey  
Notary Public

MY COMMISSION EXPIRES 9-27-87