

957  
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 Eleven thousand and 00/100 (\$11,000.00) Dollars 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 JAMES W. LEE and wife, RIKKI S. LEE (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby, Alabama, to-wit:

Lot 7, according to the Survey of Chelsea South Estates Sector One, as recorded in Map Book 8, Page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1. Right of way to Shelby County, Alabama, as filed in Deed Book 207, Page 52. 2. Right of way granted to Alabama Power Company by instruments recorded in Deed Book 102, Page 84, Deed 112, Page 64; and Deed 142, Page 247.

SUBJECT TO: 50 foot building line from Shelby County Highway #49 and easements for public utilities of 10 feet along the South boundary and of 20 feet along the North and East boundaries as shown on the recorded map.

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 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 17<sup>th</sup> day of April 1985.

WEAVER AGENCY OF BESSEMER, INC.

ATTEST:

*Tommy D. Weaver*

*Nelda Cofer Weaver*  
Nelda Cofer Weaver, President

RE 1 Box 64-J  
Chelsea, AL 35043

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 17th day of April 1985.

*Russell W. Scarvey*  
Notary Public

MY COMMISSION EXPIRES 9-27-87

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

BOOK 024 PAGE 268

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

1985 APR 17 AM 10:41

*Thomas W. Hamilton, Jr.*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>11.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>17.00</u>