

131  
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 Thirty one thousand and no/100 Dollars (\$31,000.00) 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 THOMAS D. NEILL and wife, BARBARA W. NEILL (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County Alabama, to-wit:

From the SW corner of the SW 1/4-SE 1/4, Section 18, Township 20 South, Range 1 East, Shelby County, Alabama, described as beginning at a rock and lighter knot monument marking the SW corner of said 1/4-1/4 section; and thence run North 00 degrees 02 minutes 03 seconds West for 701.3 feet to a point on the Southerly right of way county gravel road number 109; thence along said right of way line South 80 degrees 12 minutes 03 seconds East for 132.2 feet; thence continue along said right of way line North 68 degrees 59 minutes 57 seconds East for 138.5 feet; thence continue along said right of way line North 54 degrees 24 minutes 57 seconds East for 259.0 feet; thence continue along said right of way line North 56 degrees 25 minutes 30 seconds East for 186 feet; thence leaving said road, run South 31 degrees 06 minutes 04 seconds East for 1313.05 feet, to an iron road marking the SE corner of said 1/4-1/4 section; thence run North 83 degrees 46 minutes 03 seconds West for 1310.76 feet, back to the beginning point.

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: Transmission line permit to Alabama Power Company as shown by Deed recorded in Deed Book 102, Page 845; Deed Book 112, Page 464; and Deed Book 142, Page 247.

SUBJECT TO: Right of way to Shelby County by instrument recorded in Deed Book 207, Page 52.

SUBJECT TO: Terms and conditions of those lease agreements recorded in Deed Book 343, Page 363, and Deed Book 338, Page 681.

SUBJECT TO all restrictions, reservations, easements and right of ways of record.

*Weaver Agency, Inc.*  
*412 1/2th Ave.*  
*Bessemer Ala.*

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 26th day of April, 1985.

WEAVER AGENCY OF BESSEMER, INC.

ATTEST:

A. Glenn Weaver  
Sec.

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 26th day of April 1985.

Jimmy Lee Cole, Jr.  
Notary Public  
My Commission expires 2-5-8

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



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

1985 MAY -2 PM 2:13

Thomas W. McMillan, Jr.  
JUDGE OF PROBATE

Deed Tax 31.00  
Rec 5.00  
Ad. 1.00  
37.00