

2044
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 One thousand five hundred and no/100 Dollars and a mortgage in the amount of \$10,000.00 recorded simultaneously herewith 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 PLEMON LONZO MILLER and wife, MARY A. MILLER (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby, Alabama, to-wit:

Lot 6, according to Chelsea South Estates, Sector One, as recorded in Map Book 8, page 14, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

LESS AND EXCEPT: Mineral and mining rights.

SUBJECT TO: 50 foot building set back line from Shelby County Highway No. 49, and from Wall Farm Road as shown on recorded Map of said subdivision.

SUBJECT TO: 10 foot Easement across North side and 20 foot Easement across East side of said lot as shown on recorded map of said subdivision.

SUBJECT TO: Restrictions as shown on recorded map of said subdivision.

SUBJECT TO all restrictions, reservations, easements and right of ways 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 day of June 1985.

WEAVER AGENCY OF BESSEMER, INC.

ATTEST:

A. Glenn Weaver

*Peoples Bank of Centreville
Centreville, Ala. 35412*

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 4TH day of June 1985.

Jimmy Lee Cofer, Jr.
Notary Public
My Commission Expires
2/15/89
ALABAMA STATE PUBLIC

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

BOOK 029 PAGE 929

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

1985 JUN 10 AM 11:57

Thomas A. Shelton, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>1.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>7.50</u>