

611



This instrument was prepared by

(Name) REBECCA S. BOZEMAN, Attorney(Address) 186 Oxmoor Rd. Birmingham, AL 35209WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Four Hundred and No/100 (\$6,400.00) DOLLARS

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

Glenn M. Forman, and wife, Patricia Forman
 (herein referred to as grantors) do grant, bargain, sell and convey unto
 ✓ Derek Weldon, and wife, Dionna Weldon

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____
 SHELBY, County, Alabama to-wit:

037 PAGE 457
BOOK

A two acre lot in N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 19, Township 18, Range 2 East in Town of Sterrett, described as follows:
 Commencing at the northernmost corner of Block "J" according to Crume's Map of Town of Sterrett and run in a northeasterly direction along southeast side of a street a distance of 420 feet; thence southeast direction and parallel with northeast line of Block "J" a distance of 210 feet; thence in a southwest direction 420 feet to the northeasterly line of Block "J", at a point 52 $\frac{1}{2}$ feet northwest of the easterlymost corner of said Block "J"; thence in a northwesterly direction along the northeast line of said Block "J" a distance of 210 feet to the point of beginning.

Subject to all easements, restrictions and right of ways of record.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1985 AUG -9 PM 3:53

Deed tax - 650
 Rec 250
 Ad. 100
 10 00

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set hand(s) and seal(s), this

day of _____, 19____.

WITNESS:

650
 2493 818
 250
 900
 650
 (Seal)

Glenn Forman (Seal)
Patricia E. Forman (Seal)
 (Seal)

General Acknowledgment

STATE OF ALABAMA

COUNTY

Rebecca Bozeman

hereby certify that Glenn Forman and Patricia Forman, a Notary Public in and for said County, in said State, whose name is Rebecca Bozeman 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 Glenn Forman executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April A. D., 1988