

GRANTEE:  
David Lee Oliver, Sr.  
4235 Walnut Avenue  
Long Beach, CA 90807

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 Two thousand seven hundred fifty and no/100 Dollars and a mortgage in the amount of \$11,000.00 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 DAVID LEE OLIVER, SR. and wife, GWENDOLYN OLIVER (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 044 PAGE 09

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 1 East; thence run South along the West line of said 1/4-1/4 852.79 feet; thence turn 90 degrees 25 minutes 44 seconds left and run East 282.33 feet to the point of beginning; thence turn 2 degrees 05 minutes 47 seconds right and run East 685.43 feet; thence turn 68 degrees 40 minutes 16 seconds left and run Northeasterly 514.43 feet to the Southeasterly right of way line of County Road Number 51; thence turn 105 degrees 47 minutes 21 seconds left and run Westerly along said right of way line 172.88 feet to the point of beginning of a curve to the right having a central angle of 9 degrees 45 minutes 29 seconds and a radius of 922.56 feet; thence run along the arc of said curve 157.12 feet; thence turn 54 degrees 15 minutes 03 seconds left from the chord if extended and run Southwesterly 756.99 feet to the point of beginning.

LESS AND EXCEPT: Oil, gas, mineral and mining rights, rights incident 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.

*Peoples Bank of Ala.  
Woodstock*

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 2nd day of October, 1985.

WEAVER AGENCY OF BESSEMER, INC.

ATTEST:

A. Glenn Weaver

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 2nd day of October, 1985.

Russell W. Harvey  
Notary Public



MY COMMISSION EXPIRES 9-27-87

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

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

1985 OCT -8 AM 10:47

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

RECORDING FEES	
Mortgage Tax	\$ <u>300</u>
Deed Tax	<u>500</u>
Mineral Tax	<u>100</u>
Recording Fee	<u>900</u>
Index Fee	<u>100</u>
TOTAL	\$ <u>900</u>

BOOK 044 PAGE 10