

SEND TAX NOTICE TO:

(Name) Robert L. Slaughter
339 Valley View Drive
(Address) Helena, AL 35050

This instrument was prepared by

927

(Name) Dale Corley, Attorney at Law
2100 16th Avenue So.
(Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty Thousand and No/100 (\$120,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. Paul Yeager, a married man, James Austin Yeager, a married man, David Winston Yeager,
a married man, and Patricia Ann Yeager Fuhrmeister, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert L. Slaughter and wife, Betty C. Slaughter

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

\$70,000.00 of the above recited purchase price was paid from a mortgage loan to the seller closed simultaneously herewith.

Subject property is not the homestead of W. Paul Yeager, James Austin Yeager, David Winston Yeager, or Patricia Ann Yeager Fuhrmeister and said grantors are conveying said property pursuant to Section 6 - 10 - 3 of the Code of Alabama as amended.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14th day of February, 19 86

WITNESSES

W. Paul Yeager (Seal)
W. Paul Yeager, as Attorney in Fact for
David Winston Yeager, James Austin Yeager,
Yeager, and Patricia Ann Yeager Fuhrmeister
(Seal)

W. Paul Yeager (Seal)
W. Paul Yeager, as Executor of Last Will
and Testament of Paul L. Yeager
(Seal)
W. Paul Yeager (Seal)
W. Paul Yeager, individually

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned W. Paul Yeager, as Attorney in Fact for David Winston Yeager, James Austin Yeager, and Patricia Ann Yeager Fuhrmeister, W. Paul Yeager, as Executor of Last Will and Testament of Paul L. Yeager, and W. Paul Yeager, a married man, individually a Notary Public in and for said County, in said State, hereby certify that 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 he executed the same voluntarily on the day the same bears date individually and in his capacity as Attorney in Fact and Executor.
(All parties are married)
Given under my hand and official seal this 14th day of February A.D., 19 86

Corley Monas

W. Paul Yeager
Notary Public

Notary Public

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EXHIBIT "A"

A parcel of land situated in Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the point of intersection of the North line of the South 1/2 of said Section 13 and the centerline of Martin Street; thence 98 degrees 02 minutes 13 seconds right from the Easterly projection of said North line and Southerly along and with the centerline of Martin Street 76.60 feet; thence 04 degrees 25 minutes 01 seconds right along and with the centerline of Martin Street 69.57 feet; thence 8 degrees 25 minutes 58 seconds right along and with the centerline of Martin Street 76.70 feet; thence 14 degrees 56 minutes 26 seconds right along and with the centerline of Martin Street 140.09 feet; thence 18 degrees 50 minutes 28 seconds left along and with the centerline of Martin Street 16.88 feet; thence 22 degrees 40 minutes 58 seconds right along and with the centerline of Martin Street 37.83 feet; thence 12 degrees 23 minutes 07 seconds left along and with the centerline of Martin Street 90.06 feet; thence 8 degrees 46 minutes 03 seconds right along and with the centerline of Martin Street 59.20 feet; thence 11 degrees 17 minutes 34 seconds right along and with the centerline of Martin Street 33.02 feet to the Point of Beginning; thence continue along last stated course and along and with the centerline of Martin Street 43.00 feet; thence 11 degrees 30 minutes 35 seconds left along and with the centerline of Martin Street 26.98 feet; thence 10 degrees 41 minutes 32 seconds left along and with the centerline of Martin Street 17.89 feet; thence 6 degrees 27 minutes 28 seconds left along and with the centerline of Martin Street 139.61 feet; thence 2 degrees 07 minutes 58 seconds right along and with the centerline of Martin Street 315.06 feet; thence 07 degrees 03 minutes 33 seconds left and along and with the centerline of Martin Street 178.38 feet; thence 4 degrees 10 minutes 29 seconds left and along and with the centerline of Martin Street 148.67 feet; thence 07 degrees 18 minutes 29 seconds right and along and with the centerline of Martin Street 60.07 feet; thence 09 degrees 29 minutes 37 seconds right and along and with the centerline of Martin Street 57.43 feet; thence 09 degrees 03 minutes 07 seconds right and along and with the centerline of Martin Street 117.26 feet; thence 05 degrees 40 minutes 04 seconds left and along and with the centerline of Martin Street 35.71 feet; thence 85 degrees 55 minutes 50 seconds left and leaving the centerline of Martin Street 321.48 feet to the top of the ridge; thence 92 degrees 13 minutes 00 seconds left along and with the top of ridge 283.42 feet; thence 05 degrees 40 minutes 46 seconds left along and with the top of ridge 411.45 feet; thence 05 degrees 53 minutes 18 seconds right and along and with the top of ridge 324.22 feet; thence 1 degree 35 minutes 43 seconds right and along and with the top of ridge 191.14 feet; thence 102 degrees 12 minutes 11 seconds left and leaving the top of the ridge 439.80 feet to the centerline of Martin Street and the Point of Beginning.

Subject to easements and rights of way of record, if any.
According to the survey of William J. Finley, Alabama Registered Surveyor #6009, dated September 12, 1985.

RECORDING FEES	
Mortgage Tax	\$ _____
Deed Tax	50.00
Mineral Tax	5.00
Recording Fee	3.00
Index Fee	_____
TOTAL	\$ 58.00

STATE OF ALA. SHIP BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILLED
1986 FEB 19 AM 10:02

JUDGE OF PROBATE

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