

1157

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. Henry Beavers, Jr.

Route 2, Box 1507

(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FIVE THOUSAND, FIVE-HUNDRED DOLLARS AND NO/100'S-----DOLLARS

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

W. PAUL YEAGER, and wife CLARA YEAGER

(herein referred to as grantors) do grant, bargain, sell and convey unto

HENRY BEAVERS, JR. AND SARAH S. BEAVERS

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

SHELBY

County, Alabama to-wit:

A part of the NE 1/4 of the NE 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Section 20, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 89 deg. 52 min. 30 sec. West a distance of 735.85 feet to the point of beginning of the parcel being described, thence continue along last described course a distance of 382.49 feet to a point, thence run South 14 deg. 11 min. 49 sec. West a distance of 305.73 feet to a point on the North line of a public road, thence run South 75 deg. 48 min. 11 sec. East along the said line of said road a distance of 371.01 feet to a point, thence run North 14 deg. 11 min. 49 sec. East a distance of 398.73 feet to the point of beginning; being situated in Shelby County, Alabama.

Minerals and mining rights excepted. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 327, Page 553 in the Probate Office.

Subject to an easement to Plantation Pipeline on North line of subject property as shown by survey of Joseph E. Conn, Jr., dated May 2, 1986.

Less and except any part of subject property lying within any existing easements and rights of way.

\*The full consideration was paid for by a mortgage filed simultaneously herewith.

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that (we) have a good right to sell and convey the same as aforesaid; that (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, WE have hereunto set OUR hand(s) and seal(s), this 12<sup>th</sup>

day of September, 1986

WITNESS STATE OF ALA. SHELBY CO. Notary Public  
I CERTIFY THIS INSTRUMENT WAS FILED Rec. 250  
Inf. 100 (Seal)

1986 SEP 16 PM 1:43

350 (Seal)

STATE OF ALABAMA }  
COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that W. PAUL YEAGER, and wife CLARA YEAGER, whose name S ARE 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 THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of September, A.D., 1986

SHELBY STATE BANK

P.O. Box 216

Notary Public

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