



american title insurance company

2110 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) Claiborne P. Seifer

(Address) 2100 Southbridge Parkway, Suite 376, Birmingham, AL 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand and no/100 (\$18,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ernest C. Weir and wife, Leona L. Weir

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

Joseph M. Arledge and Betty M. Arledge

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NE quarter of the SW quarter of Section 1, Township 22 South, Range 3 West, more particularly described as follows:

Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 3 West, and run thence South along the West line of said 1/4-1/4 a distance of 420 feet; thence run East and parallel with the north line of said 1/4-1/4 a distance of 420 feet; thence run North and parallel with the West line of said 1/4-1/4 a distance of 420 feet to the North line thereof; thence run West along the North line of said 1/4-1/4 a distance of 420 feet to the point of beginning; being situated in the NE 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to:

- 1. Taxes for 1987 and thereafter.
2. Easement to Plantation Pipe Company as shown in Volume 122, Page 272 of said Probate Office.
3. Easements and restrictions of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, we have hereunto set our hand(s) and seal(s), this 12th day of January, 1987

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1987 JAN 15 AM 9:14 (Seal)

JUDGE OF PROBATE

Ernest C. Weir (Seal)

Leona L. Weir (Seal)

Leona L. Weir (Seal)

STATE OF ALABAMA Shelby COUNTY

General Acknowledgment

1. the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ernest C. Weir and wife, Leona L. Weir whose names 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 12th day of January, A. D., 1987

[Signature of Notary Public]

Notary Public

A.T.I.

American Title

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