

This instrument was prepared by
(Name) LARRY L. HALCOMB 189
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 35899

Send Tax Notice To: Benny R. Weaver
name
Rt. 4 Box 1550 Hwy. 26
Alabaster, AL 35007
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty four thousand five hundred & No/100 (64,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Wylis F. Clark, a single man & Janice W. Clark Vick & husband, Edgar Vick
(herein referred to as grantors) do grant, bargain, sell and convey unto

Benny R. Weaver & Katherine D. Osborn Weaver
(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 Attached Legal Description Exhibit "A".

Subject to taxes for 1989.

Subject to transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 126 page 170 and Deed Book 126 page 169 in Probate Office.

Subject to encroachment of fence and power lines as shown by survey of Joseph E. Conn, Jr. dated 3/28/89.

The grantors do not warrant title to minerals and mining rights.

Janice W. Clark Vick and Janice W. Clark is one and the same person.

\$ 51,600.00 of the purchase price was paid from the proceeds of a mortgage loan closed 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 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 31st day of March, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

Wylis F. Clark (Seal)
Wylis F. Clark
Janice W. Clark Vick (Seal)
Janice W. Clark Vick
Edgar Vick (Seal)
Edgar Vick

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Wylis F. Clark, a single man & Janice W. Clark Vick & husband, Edgar Vick 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 31st day of March, A. D., 19 89

Larry L. Halcomb
Notary Public

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EXHIBIT "A"

Commence at the southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the South line of said 1/4 1/4 a distance of 163.10 feet to the point of beginning of the property being described; thence continue along last described course a distance of 45.72 feet to a point; thence turn a deflection angle of 0 deg. 13 min. 56 sec. left and continue Easterly along said 1/4 1/4 line a distance of 164.23 feet to a point; thence turn a deflection angle of 92 deg. 12 min. 01 sec. left and run Northerly along an existing fence line a distance of 1,299.35 feet to a point on the South right of way line of Shelby County Road No. 26; thence turn a deflection angle of 86 deg. 43 min. 32 sec. left and run Westerly along said right of way line a distance of 181.44 feet to a point; thence turn a deflection angle of 92 deg. 00 min. 48 sec. left and run Southerly along an existing fence line and the projection thereof a distance of 1,302.63 feet to the point of beginning; being situated in Shelby County, Alabama.

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

1989 APR -4 PM 4: 10

Thomas A. Brundage Jr.
JUDGE OF PROBATE

1. Dead Tax \$ 1300
2. Mtg Tax _____
3. Recording Fee 500
4. Indexing Fee 200
TOTAL 2000