

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Shealey Mel Limbaugh, Jr.
name
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 Twenty five thousand & No/100 (25,000.00) DOLLARS

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

Laurence D. Weygand & wife, Jane C. Weygand

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

Shealey Mel Limbaugh, Jr. & Robin Leah Collins

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

Shelby County, Alabama to-wit:

Lot 6, according to the Survey of Chelsea Acres, Second Sector, as recorded in Map Book 12, page 87, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1991.

Subject to easement as shown by recorded Map.

Subject to building line as shown by recorded Map.

Subject to restrictions appearing of record in Real 203, page 120, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights and rights incident thereto and easements recorded in Real 91, page 25, in the Probate Office of Shelby County, Alabama.

1. Deed Tax	-----	<u>25.00</u>
2. Mtg. Tax	-----	\$
3. Recording Fee	-----	<u>3.50</u>
4. Indexing Fee	-----	<u>3.00</u>
5. No Tax Fee	-----	\$
6. Certified Fee	-----	<u>1.00</u>
Total	-----	<u>31.50</u>

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 1st

day of March, 19 91

WITNESS:

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

91 MAR -4 PM 1:16

JUDGE OF PROBATE

Laurence D. Weygand (Seal)
Jane C. Weygand (Seal)

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 Laurence D. Weygand and wife, Jane C. Weygand whose name S are 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 1st day of March, A. D., 19 91

Larry L. Halcomb Notary Public.

BOOK 331 PAGE 780