

SEND TAX NOTICE TO:

(Name) M. J. Hardy
 2631 Chandalar Lane
 (Address) Pelham, AL 35124

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
 Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-8 Rev. 8/81

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-Seven Thousand, Five Hundred and no/100 DOLLARS

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

Charles T. Weldon and wife, Barbara N. Weldon

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

M. J. Hardy, Frances H. Hardy, and Edith L. Haley

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

Shelby

County, Alabama to-wit:

Commence at the NW corner of the SE 1/4 of the NE 1/4, Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence South along the West line of said 1/4-1/4 Section a distance of 1,310.19 feet to a point; thence run South 38 degrees 15 minutes 48 seconds East 408.34 feet to a point; thence run South 75 degrees 51 minutes 12 seconds East 32.09 feet to a point on the West margin of Lakeshore Drive; thence run Southerly along said margin of said drive 259.93 feet to the point of beginning of the property being described; thence run South 18 degrees 32 minutes 45 seconds East along said West margin of said Lakeshore Drive a distance of 153.15 feet to a point; thence run South 57 degrees 45 minutes 59 seconds West a distance of 171.02 feet to a point; thence run North 64 degrees 11 minutes 46 seconds West a distance of 39.42 feet to a point on the elevation property line of Lay Lake, thence run North 15 degrees 55 minutes 29 seconds West along said Lay Lake line a distance of 118.29 feet to a point; thence continue along Lay Lake property line North 49 degrees 33 minutes 29 seconds East a distance of 138.35 feet to a point; thence South 60 degrees 04 minutes 06 seconds East a distance of 37.65 feet to a point; thence run North 36 degrees 56 minutes 21 seconds East a distance of 43.22 feet to the point of beginning.
 According to survey of Joseph E. Conn, Jr., RLS 9049, dated February 8, 1991.

By acceptance of this conveyance, grantees acknowledge that they are aware that subject property will not percolate, but they agree to hold the sellers harmless from any loss or damage they may suffer as a result of said property not percolating.

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 7th

day of March, 19 91

WITNESS STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED
 91 MAR 12 AM 11:48

Charles T. Weldon (Seal)
 Charles T. Weldon

Barbara N. Weldon (Seal)
 Barbara N. Weldon

STATE OF ALABAMA
 SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Charles T. Weldon and wife, Barbara N. Weldon

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 7th day of March, A.D., 19 91