

1794

Send Tax Notice To:
W. PAUL YEAGER

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Thousand and no/100 dollars (\$1,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, W. PAUL YEAGER and CLARA Y. YEAGER, husband and wife, JAMES AUSTIN YEAGER, a married man, DAVID WINSTON YEAGER, a married man, and PATRICIA ANN YEAGER FUHRMEISTER, a married woman, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto W. PAUL YEAGER and CLARA Y. YEAGER, husband and wife, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE APART HEREOF.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Mineral and Mining rights excepted.

NOTE: Subject property is not the homestead of James Austin Yeager, David Winston Yeager, or Patricia Ann Yeager Fuhrmeister and said grantors are conveying said property pursuant to § 6-10-3 Code of Alabama, 1975, as amended.

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 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 do for myself and for my heirs, executors, and administrators covenant with 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 I will and my 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.

✓ Paul Yeager

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 24 day of April, 1991.

W. Paul Yeager
W. PAUL YEAGER, Individually

Clara Y. Yeager
CLARA Y. YEAGER, Individually

W. Paul Yeager
W. PAUL YEAGER as Attorney in Fact for
DAVID WINSTON YEAGER, JAMES AUSTIN
YEAGER, and PATRICIA ANN YEAGER
FUHRMEISTER

W. Paul Yeager
W. PAUL YEAGER as Executor of the Last Will
and Testament of PAUL L. YEAGER

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. PAUL YEAGER and CLARA Y. YEAGER, husband and wife, and W. PAUL YEAGER as Attorney in Fact for DAVID WINSTON YEAGER, JAMES AUSTIN YEAGER, and PATRICIA ANN YEAGER FUHRMEISTER, and W. PAUL YEAGER as Executor of the Last Will and Testament of PAUL L. YEAGER 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 date the same bears date.

Given under my hand and official seal, this the 24 day of April, 1991.

Kimberly A. Mudock
Notary Public

My commission expires: 3-5-95

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EXHIBIT A

Commence at the SW Corner of Sec. 13, Tp. 20S, R 3W and run easterly along said south line 1671.29'; thence left 64°-56'-03" and run 293.44'; thence left 5°-06'-29" and run 130.06'; thence left 3°-19'-18" and run 100.29'; thence right 7°-19'-57" and run 79.62'; thence right 6°-11' and run 98.0' to the P.O.B.; thence continue along last described course 55.63'; thence right 2°-33'-58" and run 270.48'; thence left 91°-43'-26" and run 321.48'; thence left 91°-04'-13" and run 107.81'; thence right 2°-48'-54" and run 193.09'; thence left 0°-15'-40" and run 127.39'; thence left 5°-33' and run 60'± to the south line of a gas line R.O.W.; thence left and in an easterly direction and along said gas line R.O.W. run 357'± to the P.O.B.

BOOK 339 PAGE 825

STATE OF ARIZONA
I CERTIFY THE
INSTRUMENT WAS FILED

91 APR 24 PM 2:53

JUDGE OF PROBATE

1. Deed Tax	1.25
2. Mfg. Tax	7.50
3. Recording Fee	3.00
4. Notary	1.00
5. Notary	1.00
6. Commission	1.00
Total	15.25