Grantee: James F. Dillard
104 Brookline Estates
Helena, AL 35080

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )
)
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS to the undersigned grantor, WEAVER AGENCY OF BESSEMER, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES F. DILLARD and wife, GENIA R. DILLARD (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 22 South, Range 1 West; thence run South 00 degrees 51 minutes West along the West line thereof for a distance of 357.72 feet; thence run North 87 degrees 40 minutes 45 seconds East for a distance of 1191.41 feet to the Westerly right of way of Egg and Butter Road; thence run North 16 degrees 27 minutes 24 seconds West along said right of way for a distance of 343.13 feet; thence run South 88 degrees 58 minutes 21 seconds West along the North line of said 1/4-1/4 for a distance of 1093.11 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO: Transmission line permits to Alabama Power Company recorded in Deed Book 124, Page 597; Deed Book 124, Page 595; and Deed Book 129, Page 297 in Probate Office.

SUBJECT TO all restrictions, reservations, easements and right of ways of record or in evidence through use.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that its lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1993-09869

04/12/1993-09869
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00

Peoples Bank

IN WITNESS WHEREOF, the said GRANTOR, by its President Nelda Cofer Weaver who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of April, 1993.

WEAVER AGENCY OF BESSEMER, INC.

Nelda Cofer Weaver
Nelda Cofer Weaver, President

STATE OF ALABAMA )
)
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Nelda Cofer Weaver whose name as President of WEAVER AGENCY OF BESSEMER, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 8th day of April, 1993.

Nancy Carol Allison
Notary Public

THIS INSTRUMENT PREPARED BY:
Weaver Agency of Bessemer, Inc.
412 4th Avenue, Bessemer, Alabama

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