

This instrument was prepared by

Send Tax Notice To: B. Andrew Wallace

name

(Name) Larry L. Halcomb, Attorney at Law

address

(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

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 Fifty One Thousand Two Hundred Fifty and no/100 (\$51,250.00)----- DOLLARS

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

Laurence D. Weygand and wife, Jane C. Weygand

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

B. Andrew Wallace & Rebecca H. Wallace

(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 7, 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.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to 50 foot building line as shown by recorded Map.

Subject to 25 foot Easement on south, as shown by recorded Map.

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

\$40,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-14348

05/19/1993-14348  
09:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 18.00

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 17th day of May, 19 93.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Laurence D. Weygand (Seal)

Jane C. Weygand (Seal)

Jane C. Weygand (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, \_\_\_\_\_ The Undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Laurence D. Weygand and wife, Jane C. Weygand 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 17th day of May, A. D., 19 93

Clarence E. Bassner Jr.  
Notary Public.