

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Fran Nash and Ronnie Carol Weldon

(Address) P. O. Box 34
Chelsea, AL 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

\$ 500⁰⁰

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 ----- DOLLARS

and other good and valuable consideration

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

Fran Nash, a single woman

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

Fran Nash and Ronnie Carol Weldon

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

Shelby

County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

Inst # 1993-27702

09/10/1993-27702
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDE MCD 11.50

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, I have hereunto set my hand(s) and seal(s), this 10 day of September, 19 93.

WITNESS:

(Seal)

Fran Nash
Fran Nash

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

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

hereby certify that Fran Nash, a single woman

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of September A. D., 19 93

Dorothy Jackson

Notary Public.

Exhibit "A"

PARCEL I

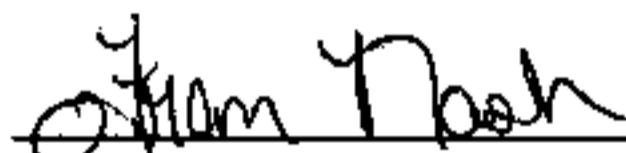
That part of the SW 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the Northwest corner of said 1/4-1/4 Section; thence run East along the North line of said 1/4-1/4 Section a distance of 236.72 feet; thence turn right an angle of 61 degrees 18 minutes for a distance of 45.02 feet for point of beginning; thence continue along said course for a distance of 245.74 feet; thence turn right an angle of 58 degrees 48 minutes for a distance of 172.27 feet; thence turn right an angle of 22 degrees 58 minutes for a distance of 136.73 feet; thence turn right an angle of 96 degrees 28 minutes for a distance of 295.12 feet; thence turn right an angle of 80 degrees 12 minutes for a distance of 297.66 feet to the point of beginning.

PARCEL II

All that part of the SW 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, lying North and West of the A.C.L. Railroad right-of-way and being situated in the extreme Northwest corner of said 1/4-1/4 Section, which was not conveyed by Cecil L. Hodgens and wife, Nellie M. Hodgens, to Lorene Littlefield, formerly Lorene Ray, by that certain deed dated September 19, 1972, and recorded in Deed Book 276, at Page 738 in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SIGNED BY GRANTOR FOR IDENTIFICATION:



Fran Nash, Grantor

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