

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: James F. Young

name

2209 Heatherbrook Road

address

BHAM, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN THOUSAND AND NO/100-----  
DOLLARS (\$18,000.00)  
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 James F. Young and Brenda M. Frazier

(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 2, according to the survey of Chelsea Acres South, First Sector, as  
recorded in Map Book 15, page 64 in the Probate Office of Shelby County,  
Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way  
of record, mineral and mining rights.

Inst # 1994-32756

11/02/1994-32756  
01:46 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 27.50

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, we have hereunto set our hand(s) and seal(s), this 14th  
day of October, 19 94.

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

Laurence D. Weygand (Seal)  
Jane C. Weygand (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that  
Laurence D. Weygand and wife, Jane C. Weygand  
whose name(s) 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 14th day of October A.D., 19 94

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 3, 1997

Inst # 1994-32756