

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Brian K. Maxwell

name  
5450 Nottingham Drive  
address  
Birmingham, AL 35235

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

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$17,500.00)  
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 Brian K. Maxwell and wife, Geneva A. Maxwell

(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 1, 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.

\$ 13,125.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1995-10300

04/20/1995-10300  
12:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 13.00

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 April, 19 95.

\_\_\_\_\_  
(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 17th day of April A.D., 19 95

Lamar Ham

Notary Public

NOTARY PUBLIC - SHELBY COUNTY, ALABAMA

Inst # 1995-10300