

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557
Columbiana, Alabama 35051

* 500

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100-----
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Leona Weldon, a widow
herein referred to as grantors) do grant, bargain, sell and convey unto

James Weldon and Betty 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:

Commence at the NE corner of the SW $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East, thence proceed in a Southerly direction along the East boundary line of said SW $\frac{1}{4}$ of Section 1, Township 24 North, Range 15 East, for a distance of 645.0 feet; thence turn an angle of 17 degrees 14 minutes to the right and run for a distance of 326.22 feet to a point on the South right-of-way line of a County Road; thence turn an angle of 95 degrees to the right and run along said South right-of-way line for a distance of 37.35 feet to the point of beginning of the parcel of land herein described; thence continue along said right-of-way for a distance of 39.21 feet to a point; thence turn an angle of 90 degrees 10 minutes 30 seconds to the left and run for a distance of 82.11 feet to a point; thence turn an angle of 57 degrees 01 minutes to the left and run for a distance of 52.64 feet to a point; thence turn an angle of 125 degrees 32 minutes 30 seconds to the left and run for a distance of 110.75 feet to the point of beginning. Said parcel of land is lying in SW $\frac{1}{4}$, Section 1, Township 24 North, Range 15 East, and contains 0.10 acre. Situated in Shelby County, Alabama.

GRANTEES ADDRESS:

8628 9th Court Circle South
Birmingham, Alabama 35206

05/12/1995-12475
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 29th day of March, 1985.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Leona Weldon (Seal)
_____(Seal)
_____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leona Weldon, a widow 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 29th day of March, A. D., 1985.

Judy R. Harris
Notary Public.