

This Instrument Prepared By:
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Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:

117 Paradise Lake Rd
B'ham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven Thousand and No/100 Dollars (\$11,000.00), to the undersigned Grantor or Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, MICHAEL D. WESSON and wife, KATHLEEN R. WESSON (herein referred to as Grantors), do grant, bargain, sell and convey unto CAROL A. MCWHORTER and BEN E. MCWHORTER (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: (1) Taxes due in the year 1995 and thereafter; (2) Encroachment of existing well; location of fences and overhead power lines as shown on the survey by Robert Farmer dated August 9, 1995; (3) Easement for water as set out by Instrument #1995-11492 in Probate Office; (4) Covenant and Agreement concerning the 30 foot water easement set out by Instrument #1995-11492 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, have hereunto set their hands and seals, this the 7th day of September, 1995.


Michael D. Wesson


Kathleen R. Wesson

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL D. WESSON and wife, KATHLEEN R. WESSON, 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 foregoing conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of September, 1995.


Notary Public

My Commission Expires: _____

09/26/1995-27013

02:09 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 22.00

EXHIBIT "A"

A parcel of land being situated in the South 1/2 of the NE 1/4 of the NW 1/4 of Section 18, Township 20 South, Range 2 West, in Shelby County, Alabama, and being described as follows:

Commencing at the NW corner of the NW 1/4 of the NE 1/4 of Section 18, Township 20 South, Range 2 West; thence South 00 deg. 17 min. 38 sec. East and run along the West line of said 1/4 Section a distance of 1331.68 feet; thence South 89 deg. 28 min. 02 sec. West and run a distance of 310.58 feet; thence South 36 deg. 59 min. 26 sec. West and run a distance of 212.65 feet; thence South 89 deg. 32 min. 02 sec. East and run a distance of 6.79 feet; thence South 25 deg. 58 min. 29 sec. West and run a distance of 421.98 feet to the point of beginning; thence North 84 deg. 59 min. 30 sec. West and run a distance of 216.63 feet to the Easterly right of way of Shelby County Highway No. 35 (80 foot right of way); thence South 18 deg. 59 min. 31 sec. West and along said Easterly right of way run a distance of 105.62 feet to the Northerly right of way line of a proposed private driveway (50 foot right of way) and the point of a curve to the left, said curve having a radius of 475.00 feet and a central angle of 33 deg. 02 min. 31 sec.; thence run along the arc of said curve a distance of 273.93 feet, said arc being subtended by a chord which bears North 85 deg. 26 min. 12 sec. East and a chord distance of 270.15 feet; thence North 17 deg. 49 min. 30 sec. West and leaving said Northerly right of way run a distance of 62.46 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1995-27013

09/26/1995-27013
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