

Send Tax Notice To:  
Perry L. Forman and Alice Forman  
443 Riverbend Apartments  
Riverside, Alabama 35135

Inst # 1999-29424

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

21,000

That for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, and other good and valuable considerations, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, HENRY O'NEAL and wife, CLARA O'NEAL; BOBBIE JO SWAIN and husband, ALGIE SWAIN; ANNIE PEARL KELLEY, a single woman; BETTY O'NEAL, a single woman and surviving spouse of REUBEN O'NEAL, JR.; JUANITA ~~HAMBY~~ <sup>HAMBY</sup>, a single woman; and BERNITA O'NEAL SAWYER and husband, LEE ANDREW SAWYER, hereinafter referred to as the Grantors, do hereby GRANT, BARGAIN, SELL and CONVEY unto PERRY L. FORMAN and wife, ALICE FORMAN, hereinafter referred to as the Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, an undivided one-third interest in and to the following described real estate situated in Shelby County, Alabama, described as follows:

The NW 1/4 of SW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama.

07/14/1999-29424

1 of 5 09:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

005 CRH 47.50

LESS AND EXCEPT a five (5) acre strip across the South side of said 1/4-1/4 Section.

LESS AND EXCEPT: A parcel of land in the NW 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, being more particularly described as follows: Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of said Section 36, and run East along the North boundary of said 1/4-1/4 Section for a distance of 396.08 feet; thence turn an angle of 90 degrees to the right and run South for 611.35 feet to the point of beginning of the above mentioned property; thence turn an angle to the left of 19 degrees 29 minutes 10 seconds and run in a Southeasterly direction for a distance of 267.0 feet; thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 95.61 feet; thence turn an angle to the right of 63 degrees 10 minutes and run in a Northwesterly direction for a distance of 299.22 feet; thence turn an angle to the right of 116 degrees 50 minutes and run in a Northeasterly direction for a distance of 230.68 feet to the point of beginning.

Together with all and singular, the rights, benefits, privileges, improvements, tenements, hereditaments, and appurtenances unto the same belonging, or in anywise appertaining. TO HAVE AND TO HOLD the same unto the Grantees, for and during their joint lives, and upon the death of them, then to the survivor of them, in fee simple and to their heirs and assigns forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the said Probate Court records.

And, except as to the above and taxes hereafter falling due, which are assumed by the Grantees, the Grantors for themselves, and for their heirs and assigns, hereby covenant with the said Grantees, their heirs and assigns, that they are seized of an indefeasible estate in fee simple in and to said property, that said property is free and clear of all encumbrances, and that they do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantees, and the survivor of them, and the heirs and assigns of such survivor against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the

9<sup>th</sup> day of July, 1999.

Henry O'Neal (SEAL)  
HENRY O'NEAL

Clara O'Neal (SEAL)  
CLARA O'NEAL

Bobbie Jo Swain (SEAL)  
BOBBIE JO SWAIN

Algie Swain (SEAL)  
ALGIE SWAIN

Annie Pearl Kelley (SEAL)  
ANNIE PEARL KELLEY

X Betty O'Neal (SEAL)  
BETTY O'NEAL

Juanita Hamby (SEAL)  
JUANITA ~~HAMBY~~ HAMBY

Bernita O'Neal Sawyer (SEAL)  
BERNITA O'NEAL SAWYER

Lee Andrew Sawyer, Jr. (SEAL)  
LEE ANDREW SAWYER, JR.

LISA McMULLEN-LEAKS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Louis County  
My Commission Expires March 17, 2001

STATE OF ALABAMA  
COUNTY OF St. Clair

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Henry O'Neal and wife, Clara O'Neal, 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9<sup>th</sup> day of July, 1999.



*Patricia W. Granaway*  
NOTARY PUBLIC  
My Commission Expires: 3-4-2000

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Bobbie Jo Swain and husband, Algie Swain, 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9<sup>th</sup> day of July, 1999.

*Patricia W. Granaway*  
NOTARY PUBLIC  
My Commission Expires: 3-4-2000

~~STATE OF ALABAMA  
COUNTY OF~~

~~I, the undersigned, a Notary Public in and for said County and State, hereby certify that Annie Pearl Kelley, 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 this instrument, she executed the same voluntarily on the day the same bears date.~~

~~Given under my hand and seal this 7<sup>th</sup> day of July, 1999.~~

*Lisa McMullen-Leaks*  
NOTARY PUBLIC  
My Commission Expires: 3-17-2001

*Missouri*  
STATE OF ~~MICHIGAN~~  
COUNTY OF ST. LOUIS

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Betty O'Neal, 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 this instrument, she executed the same voluntarily on the day the same bears date.

LISA McMULLEN-LEAKS  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Louis County  
My Commission Expires March 17, 2001

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Annie Pearl Kelley, 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 this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9<sup>th</sup> day of July, 1999.

Patricia W. Baranaw  
NOTARY PUBLIC  
My Commission Expires: 3-4-2000

STATE OF ALABAMA  
COUNTY OF St. Clair

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Juanita ~~Hamby~~ <sup>Hamby</sup>, 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 this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9<sup>th</sup> day of July, 1999.

Patricia W. Baranaw  
NOTARY PUBLIC  
My Commission Expires: 3-4-2000

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Bernita O'Neal Sawyer and husband, Lee Andrew Sawyer, Jr., 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9<sup>th</sup> day of July, 1999.

Patricia W. Baranaw  
NOTARY PUBLIC  
My Commission Expires: 3-4-2000

THIS INSTRUMENT PREPARED BY:  
JOSEPH R. KEMP, P.C.  
Attorney At Law  
102 Cogswell Avenue  
Pell City, Alabama 35125  
(205) 338-1170

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