

1994

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BRUCE WEATHERFORD
2672 BRIARBERRY DRIVE
VESTAVIA, AL 35226

Inst # 1999-49750

12/09/1999-49750
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 20.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINE THOUSAND FIVE HUNDRED and 00/100 (\$9,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOE L. HARRELL and ANN H. HARRELL, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRUCE WEATHERFORD and VALERIE WEATHERFORD, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

STARTING AT THE SOUTHWEST CORNER OF THE SAID SW 1/4; SE 1/4; SECTION 9, TOWNSHIP 21 SOUTH, RANGE 2 WEST; RUN EASTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 9 A DISTANCE OF 651.4 FEET TO AN IRON MARKER. THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND RUN NORTHERLY A DISTANCE OF 200.0 FEET TO AN IRON MARKER. THENCE TURN AN ANGLE OF 39 DEGREES 44 MINUTES TO THE RIGHT AND RUN 764.1 FEET TO AN IRON MARKER, THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE SAME LINE A DISTANCE OF 30.0 FEET TO AN IRON MARKER. THENCE TURN AN ANGLE OF 115 DEGREES 23 MINUTES TO THE LEFT AND RUN WESTERLY A DISTANCE OF 455.1 FEET TO AN IRON MARKER ON THE EAST R/W LINE CAMP BRANCH CIRCLE PAVED ROAD. THENCE RUN SOUTHWESTERLY ALONG SAID CHERT ROAD, ALONG A CURVE TO THE LEFT A DISTANCE OF 150.0 FEET TO AN IRON MARKER ON THE EAST SIDE OF SAID ROAD. THENCE RUN NORTHEASTERLY, ALONG AN ESTABLISHED LOT LINE A DISTANCE OF 498.2 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 138, PAGE 174.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOE L. HARRELL and ANN H. HARRELL, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of December, 1999.


JOE L. HARRELL


ANN H. HARRELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOE L. HARRELL and ANN H. HARRELL, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of December, 1999.


Notary Public

My commission expires: 7/6/02

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