

THIS INSTRUMENT PREPARED BY:  
THOMAS L. FOSTER, ATTORNEY  
1201 NORTH 19<sup>TH</sup> STREET  
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:

PERRY AND WILMA EDWARDS  
33 MERRELL DRIVE  
SHELBY AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
JEFFERSON COUNTY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --One Dollar and other good and valuable considerations--(\$1.00) DOLLARS

To the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Perry F. Edwards and wife, Wilma Edwards and H.L. Weldon and wife, Betty Weldon and Charlie Higdon, a married man and David McCraven, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Perry F. Edwards and Wilma Edwards

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

This property is not the homestead of the undersigned grantors.

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 (I) have hereunto set our (my) hands and seals this, \_\_\_\_\_ day of January, 2000.

Charlie Higdon  
Charlie Higdon  
David McCraven  
David McCraven

Perry F. Edwards  
Perry F. Edwards  
Wilma Edwards  
Wilma Edwards  
H.L. Weldon  
H.L. Weldon  
Betty Weldon  
Betty Weldon

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Perry F. Edwards & wife, Wilma Edwards and H.L. Weldon and wife, Betty Weldon, Charlie Higdon, married man and David McCraven, a married man is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of March, 2000

Inst # 2000-08801

03/20/2000-08801

01:27 PM CERTIFIED

NOTARY PUBLIC

02 01

11.20

Inst # 2000-08801

EXHIBIT "A"

PARCEL 4 LEGAL DESCRIPTION:

A parcel of land located and being in the Southwest Quarter of Section 1, Township 24 North, Range 15 West, and being more particularly described as follows:

Commence at the Northeast Corner of the Southwest Quarter of Section 1, Township 24 North, Range 15 West; thence run southerly along East line of said Southwest Quarter for a distance of 645.00 feet; thence deflect right 17°14' southwesterly for a distance of 465.60 feet; thence deflect right 127°47'47" northwesterly for a distance of 105.26 feet; thence continue last described course for a distance of 52.66 feet; thence deflect left 120°05'26" southwesterly for a distance of 315.57 feet to the POINT OF BEGINNING; thence continue last described course for a distance of 201.12 feet; thence deflect right 69°40'02" westerly for a distance of 22.87 feet; thence deflect right 46°37'40" northwesterly for a distance of 17.31 feet; thence deflect right 55°27'13" northeasterly for a distance of 18.07 feet; thence deflect left 35°30'08" northerly for a distance of 20.36 feet; thence deflect right 50°35'31" northeasterly for a distance of 26.59 feet; thence deflect left 14°29'11" northeasterly for a distance of 52.69 feet; thence deflect left 16°30'59" northeasterly for a distance of 60.55 feet; thence deflect left 24°43'42" northerly for a distance of 52.67 feet; thence deflect right 153°34'08" southeasterly for a distance of 76.94 feet to the P.O.B.

Less and except any portion of thereof that lies at or below the 396 foot contour.

Containing 0.117 acres more or less.

Inst • 2000-08801

Inst • 2000-08801

03/20/2000-08801  
01:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE