

This instrument was prepared by

Send Tax Notice To: Glenn M. Weldon, Jr.
name 2300 Maury Place
Birmingham, Al. 35244
address

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred fifty-four thousand nine hundred and no/100 (\$254,900) **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John H. Beck and his wife Linda K. Zander

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

Glenn M. Weldon, Jr. and Pamela M. 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:

Lot 25, according to the Survey of Altadena Woods, Fourth Sector, as recorded in Map Book 10, page 62 as amended by Map Book 19, page 128 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$200,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

\$42,150 of the above mentioned purchase price was paid for from a second mortgage which is second and subordinate to the first mortgage recited above, and which was closed simultaneously herewith. Inst # 2001-12379

04/04/2001-12379
08:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 DLH 24.00

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 have hereunto set our hand(s) and seal(s), this 21
day of March, 20 01

WITNESS:

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

John H. Beck (Seal)
Linda K. Zander (Seal)
_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John H. Beck and his wife Linda K. Zander whose name s 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 conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of March A. D., 20 01

My Commission Expires: 9/13/04

James A. Cagle
Notary Public