

2242

SEND TAX NOTICE TO:

(Name) Charles A. Zabel and Jean B. Zabel
(Address) 3428 Indian Lake Dr. Helena, Alabama 35080

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler
(Address) Box 587, Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-SEVEN THOUSAND, FIVE HUNDRED & NO/100 (\$37,500) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lois G. Huckaby, a widow
(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles A. Zabel and wife, Jean B. Zabel

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

BOOK 153 PAGE 186

Begin at the NW corner of Section 36, Township 19 South, Range 3 West, run thence in a Southerly direction along the West line of said Section for a distance of 73.19 feet; thence turn an angle to the left of 61 deg. 23' 07" and run in a Southeasterly direction for a distance of 667.30 feet; thence turn an angle to the left of 90 deg. and run in a Northeasterly direction for a distance of 151.70 feet; thence turn an angle to the left of 90 deg. and run in a Northwesterly direction for a distance of 140 feet; thence turn an angle to the right of 59 deg. 48' 19" and run in a Northerly direction for a distance of 188.10 feet to a point on the North line of Section 36, Township 19 South, Range 3 West; thence turn an angle to the left of 87 deg. 55' 51" and run in a Westerly direction along the North line of said Section for a distance of 530.38 feet to the point of beginning. According to boundary survey prepared by Coulter & Gay Engineering Company, Inc. dated August 23, 1979, the above being a description of Lot 5 of Indian Lake Estates.

Subject to easements and rights of way of record.

The property herein conveyed is restricted to single family residential dwelling use, with only one residence dwelling containing a minimum of 2,000 square feet floor space situated on each 1/2 acre portion of said property, and this restriction is permanent and shall be deemed to run with the land.

Grantor, Lois G. Huckaby, is the surviving grantee in that certain deed recorded in Deed Book 175, page 260, the other grantee, James W. Huckaby, Jr., having died on Aug. 16, 1987. Grantees will pay 1986 ad valorem taxes assessed against above described property which will become due and payable on October 1, 1987.

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, I have hereunto set my hand(s) and seal(s), this 29th day of September, 19 87.

WITNESS:
STATE OF ALA. SHELBY CO. 1. Deed Tax \$ 3250
I CERTIFY THIS INSTRUMENT WAS FILED 2. Mtg. Tax (Seal) (Lois G. Huckaby) (Seal)
1987 SEP 30 AM 9:02 3. Recording Fee 250 (Seal)
4. Indexing Fee 100 (Seal)
TOTAL 4600
STATE OF ALABAMA SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lois G. Huckaby, a widow 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 the conveyance she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 29th day of September, A. D., 1987.