

Send Tax Notice To:

Mark Khachadorian  
5117 Skylark Drive  
Birmingham, Alabama 35242  
PID# 10-1-12-0-001-016.000

**WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

One Hundred Twenty-Six Thousand Five Hundred and 00/100'S \*\*\*  
(\$126,500.00)

to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

Frederick Dixson-Whitt, an unmarried person, and Joyce Gillie Dixson-Whitt, an unmarried person (hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

**Mark Khachadorian and Laura C. Khachadorian**

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama, to-wit:**

**Lot 5, according to the Survey of Meadowbrook, Ninth Sector, as recorded in Map Book 8 page 150 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.**

**\$113,850.00** of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1994 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to mineral and mining rights of record and all rights and privileges incident thereto.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD,** To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns, forever, against the lawful claims of all persons.

01/20/1994 08:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 24.00

Inst # 1994-02078

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 18th day of January, 1994.

*Frederick Dixson-Whitt*  
Frederick Dixson-Whitt

*Joyce Gillie Dixson-Whitt*  
Joyce Gillie Dixson-Whitt

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frederick Dixson-Whitt, an unmarried person, and Joyce Gillie Dixson-Whitt, an unmarried person** 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of January, 1994.

*W. Russell Beals, Jr.*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

94008SH

This instrument prepared by:

**W. Russell Beals, Jr., Attorney at Law**  
BEALS & ASSOCIATES, P.C.  
#10 Inverness Center Pkwy., Suite 110  
Birmingham, AL 35243

Inst # 1994-02078

01/20/1994-02078  
08:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 24.00