

SEND TAX NOTICE TO:

(Name) Jimmy R. Lemonds

(Address) _____

This instrument was prepared by

(Name) John L. Cole, Esq.

P.O. Box 55536

(Address) Birmingham, AL 35255

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-five Thousand & no/100 - - - - - (\$65,000.00) DOLLARS

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

Jean B. Zabel and husband Charles A. Zabel

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

Jimmy Ray Lemonds and wife Rebecca Rogers Lemonds

(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 A, according to the survey of Lemonds Subdivision, as recorded in Map Book 18, Page 62 in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama.

Subject to easements, restrictions and covenants of record

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 6 Page 80 and Deed 121, Page 437 in Probate Office

Rights of riparian owners in and to the use of Indian Lake.

1994 Ad Valorem taxes not yet due and payable.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

Inst # 1994-15203

05/09/1994-15203
03:24 PM CERTIFIED

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 5th

day of May, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

x Jean B. Zabel (Seal)
Jean B. Zabel

(Seal)
Charles A. Zabel (Seal)
Charles A. Zabel

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean B. Zabel and husband, Charles A. Zabel 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 5th day of May, A. D., 1994

Notary Public.

94-15203