

Send Tax Notice To:

William H. Azbell and wife,
Edwina N. Azbell
2529 Comanche Drive
Birmingham, Alabama 35244

This instrument was prepared by:

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Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1997-03749

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Thirty Five Thousand Five Hundred Dollars and 00/100 (\$135,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Michael Johnson and wife, Janice M. Johnson**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **William H. Azbell and wife, Edwina N. Azbell**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 6, according to the Survey of Indian Valley, Third Sector, as recorded in Map Book 5, Page 97, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the year 1997, and subsequent years, which are not yet due and payable.
2. 35 foot building line, as shown by recorded Map.
3. 10 foot Easement on rear, as shown by recorded Map.
4. Restrictions or Covenants recorded in Misc. Volume 1, page 72, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, national origin.
5. Right of Way granted to Alabama Power Company by instrument recorded in Volume 275, page 226, in the Probate Office of Shelby County, Alabama.
6. Coal, oil, gas and other mineral interests in, to or under the land herein described.
7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$90,000.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

-1- 02/05/1997-03749
09:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 57.50

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 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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 hand(s) and seal, this 31st day of January, 1997.


Grantor - Michael Johnson


Grantor - Janice M. Johnson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned; a Notary Public in and for said County in said State, hereby certify that Michael Johnson and wife, Janice M. Johnson, whose names 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 executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 31st day of January, 1997.


Notary Public
My commission expires: 3-1-99

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