

This instrument was prepared by

(Name) Wallace, Ellis & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

19741106000054020 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1974 12:00:00 AM FILED/CERT

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND DOLLARS (\$1,000.00) DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mary L. Able Russell and husband, Wayne Russell

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

Aris Merijanlian and wife, Jeanette L. Merijanlian

(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:

A parcel of land in the City of Montevallo, Alabama, on the West side of Bloch Street
and being part of what is known as the West Bloch and described as follows: Commencing
at the point of intersection of the Northwest margin of Main or Broad Street with the
Southwest margin of Bloch Street and run thence in a Northwesterly direction along
the Southwest margin of Bloch Street a distance of 90 feet to the point of beginning;
from said point of beginning run in a Southwesterly direction and parallel with Main
Street a distance of 63 feet; run thence in a Northwesterly direction and perpendicular
to Main Street a distance of 13.5 feet; run thence in a Southwesterly direction and para-
llel with Main Street a distance of 33 feet; run thence in a Northwesterly direction and
perpendicular to Main Street a distance of 46.5 feet; run thence in a Northeasterly
direction and parallel with Main Street a distance of 10 feet; run thence in a North-
westerly direction and perpendicular to Main Street a distance of 125 feet to the
Southeasterly margin of Valley Street; thence run in a Northeasterly direction along the
Southeasterly line of Valley Street 86 feet to its intersection with the Southwesterly
line of Bloch Street; thence run in a Southeasterly direction along the Southwesterly
margin of Bloch Street 210 feet to the point of beginning.

As a part of the consideration hereof, grantees assume and agree to pay as the same
becomes due the unpaid balance of that certain mortgaged indebtedness evidenced by
mortgage from Gene E. Able and wife, Mary Love Able to W. R. Rotenberry and Julia W.
Rotenberry dated April 29, 1972 recorded in Probate Office of Shelby County, Alabama
in Mortgage Book 322, page 384.

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, together with every contingent
remainder and right of reversion.

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 November, 19 74

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1974 NOV - 6 AM 8:46
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Mary L. Able Russell (Seal)
(Mary L. Able Russell)
Wayne Russell (Seal)
(Wayne Russell)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Mary L. Able Russell and husband, Wayne Russell
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 day the same bears date.
Given under my hand and official seal this 5th day of November A. D., 19 74.

Lance Brasher
Notary Public.