

SEND TAX NOTICE TO:

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(Name) George A. & Elizabeth Hanzi
2004 Wood Sorrell Drive
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) James J. Odom, Jr.
1710 First National-Southern Natural Building
(Address) Birmingham, Alabama 35203

19830203000015400 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/03/1983 00:00:00 FILED/CERTIFIED

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 Seventy-five Thousand, Sixty-five and 94/100 DOLLARS
and the assumption of the mortgage described below
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James Lee Means and wife, Irene Patricia Means,

(herein referred to as grantors) do grant, bargain, sell and convey unto
George A. Hanzi and Elizabeth Hanzi

(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 14, according to the Survey of Riverchase West, as recorded in Map Book 6, at Page 78, Map Book 6, Page 100 and Map Book 7, Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements and building set back line as shown by record plat; (3) Easements to Alabama Power Company in Deed Book 189, Page 316 and Deed Book 299, Page 485; (4) Oil, gas, petroleum and sulphur excepted in Deed Book 127, at Page 140; (5) Restrictions for underground cables recorded in Misc. Volume 14, Page 460, and amended in Misc. Volume 15, Page 702; (6) Agreements with Alabama Power Company in Misc. Volume 14, Page 644 and Misc. Volume 15, Page 401; (7) South Central Bell Telephone Company Permit recorded in Deed Book 300, Page 254; (8) Declaration of Protective Covenants, easements and charges for Riverchase (Residential) in Misc. Volume 14, Page 536, and amended in Misc. Volume 17, Page 550.

BOOK 344 PAGE 949

Grantees herein assume and agree to pay that certain mortgage from James Lee Means and Irene Patricia Means to Engel Mortgage Company, Inc. in Mortgage Book 381, Page 78, and participation agreement recorded in Misc. Volume 27, Page 829.

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 ~~we~~ do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 28th

day of January, 19 83

WITNESS: Deed Tax 75.50
Rec. 150
1983 FEB -3 AM 10:12 (Seal) Ind. 100
James Lee Means (Seal) 78 00
Irene Patricia Means (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Lee Means and wife, Irene Patricia Means, who 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

Return the day the same bears date.
North, West, East and official seal this 28th January D. 19 83
1710 First National-Southern Natural Building