

This instrument was prepared by

943

(Name) Jerry E. Held, SIROTE, PERMUTT, FRIEND, FRIEDMAN, HELD & APOLINSKY, P.C.

(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Eight Thousand and no/100 (\$58,000.00) DOLLARS

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

STEPHEN A. EDDY AND WIFE, TRACY K. EDDY,

(herein referred to as grantors) do grant, bargain, sell and convey unto WALTER M. ZELWAK AND DONNA F. ZELWAK

(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 9-A, Block 2, according to the resurvey of Fernwood Third Sector, as recorded in Map Book 7, Page 80, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. Ad Valorem taxes due 10/1/84, which the Grantees herein assume and agree to pay.
2. Restrictions appearing of record in Misc. Volume 26, Page 77.
3. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Deed Book 314, Page 927.
4. 35-foot building line from Bennett Drive; 10-foot easement along rear for public utilities.

\$55,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 12th day of June, 1984

WITNESS:

(Seal)
Notar Public
(Seal)

(Seal)

Stephen A. Eddy
(Seal)
Tracy K. Eddy
(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN A. EDDY, A MARRIED MAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, A.D., 1984

Marilyn B. McQueen
Notary Public.
My Commission Expires: 8/22/84

STATE OF TEXAS)

COUNTY OF Brewer)

I, the undersigned, a Notary Public, in and for said County of Brewer in said State, hereby certify that TRACY K. EDDY, A MARRIED WOMAN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12th day of June, 1984.

Thommas L Mahay
Notary Public

My Commission Expires: 3-17-85

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 19 AM 9:49

See Mtg #50-912
Thomas A. Franklin, Jr.
JUDGE OF PROBATE

Deed TAX 3.00
Rec 3.00
3rd 1.00
7.00

Return to: M. McQueen

REAL ESTATE DEPARTMENT

SROTE, PLEASANT, FRIEND, GRIEDMAN,

HELD & APOLINAR, P.A.

P. O. Box 88727

Birmingham, Alabama 35255

WARRANTY DEED

JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$

Deed Tax \$

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

317 NORTH 20th STREET

BIRMINGHAM, ALABAMA 35203

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