

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Modene Zanaty, a widow

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

Clarence H. Martin and Sally C. Martin

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

Commence at the Northeast corner of Section 13, Township 21 South, Range 1 East; thence South along the East line of said Section a distance of 2794.2 feet to an Alabama Power Company Monument marked 2794.2, said point being on the North bank of Lay Lake, Coosa River; thence 96 degrees 33 minutes right Northwesterly along said bank 200 feet; thence 22 degrees 52 minutes left Southwesterly along said bank 250.0 feet to the point of beginning of tract of land herein described; thence continue along last mentioned course 263.05 feet; thence 76 degrees 37 minutes right Northwesterly 30.0 feet; thence 90 degrees right Northeasterly 47.0 feet; thence 19 degrees left Northeasterly 169.0 feet; thence 99 degrees right Southeasterly 25.0 feet; thence 90 degrees left Northeasterly 96.0 feet; thence 119 degrees 45 minutes right Southeasterly 146.47 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 13, Township 21 South, Range 1 East, and contains 0.57 acre. Situated in Shelby County, Alabama.

\$30,000.00 of the above recited purchase price was paid from a mortgage executed 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, I have hereunto set my hands(s) and seal(s), this 23rd
day of October, 19 84.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Modene Zanaty (Seal)
Modene Zanaty

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Modene Zanaty, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October A. D., 19 84

Form 31-A

William R. Justice
Notary Public.

****CONTINUED ON REVERSE SIDE****

The grantor herein is the widow of Abraham Zanaty, who died on or about February 19, 1978. The undersigned grantor and the said Abraham Zanaty, at the death of Abraham Zanaty, had been the joint owners of said property with right of survivorship which said deed is recorded in Deed Book 274, Page 723, in the Probate Office of Shelby County, Alabama, and on the death of Abraham Zanaty, the undersigned became the sole owner of said property under the terms of the deed which conveyed the property to them.

GRANTOR'S ADDRESS:
2866-A Regal Circle
Monte D'Oro
Birmingham, Ala. 35216

GRANTEES ADDRESS:
9413 Valley Lane SE
Huntsville, Ala. 35803

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

1984 OCT 23 PM 1:33
See Mtg 006-223
Thomas H. Harrison, Jr.
NOTARY PUBLIC

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>33.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>39.00</u>

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 657

Columbiana, Alabama 35051

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