

SEND TAX NOTICE TO:

(Name) Thomas C. Haslett, Jr.
1305 Michael Drive
 (Address) Alabaster, AL 35007

This instrument was prepared by

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(Name) J. Michael Joiner
 (Address) 321 First Street N., Alabaster, AL 35007

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Seventy Five Thousand, Eight Hundred and no/100ths** DOLLARS

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

Michael E. and Linda J. Zellers
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas C. and Deborah B. Haslett
 (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 45, according to the Survey of Scottsdale 3rd addition as recorded in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record:

\$68,200.00 of the above referenced purchase price has been paid by a mortgage loan closed simultaneously herewith.

BOOK 079 PAGE 201

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 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

day of June, 19 86.

WITNESS:

Deed Tax 8.00
Rec 2.50
Jud 1.00
11.50
 STATE OF ALA. SHELBY CO. (Seal)
 I CERTIFY THIS
 INSTRUMENT WAS FILED (Seal)
 1986 JUL -3 AM 9:20 (Seal)

Michael E. Zellers (Seal)
Michael E. Zellers (Seal)
Linda J. Zellers (Seal)

STATE OF ALABAMA }
Shelby COUNTY }
 JUDGE OF PROBATE

I, the undersigned
Michael E. Zellers and Linda J. Zellers
 hereby certify that 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

30 day of June, 19 86
Stellord
 My Commission expires August 23, 1989
 14111 East Alameda
 Aurora, Colorado 80012 A. D. 19 86