

This instrument was prepared by
(Name) Jones & Waldrop
(Address) 1009 Montgomery Highway
Birmingham, Al. 35216
#216/88

Send Tax Notice To: Argenis Zabala
name 1418 Willow Creek Parkway
address Alabaster, Al. 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-five thousand and no/100 (\$95,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James D. Alverson and his wife Sheri N. Alverson

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

Argenis E. Zabala and Cynthia E. Zabala

(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 63, according to the Survey of Willowcreek, Phase I as recorded in Map Book 7, page 132 as recorded in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$90,250.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 216 PAGE 19

- 1. Deed Tax \$ 500
- 2. Mtg. Tax _____
- 3. Recording Fee 250
- 4. Indexing Fee 100
- TOTAL 850

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 30 day of November, 1988

WITNESS:

STATE OF ALA. SHELBY COUNTY (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
88 DEC -2 AM 8:47 (Seal)

James D. Alverson (Seal)
JAMES D. ALVERSON
Sheri N. Alverson (Seal)
SHERI N. ALVERSON (Seal)

STATE OF ALABAMA
JUDGE OF PROBATE
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Alverson and his wife Sheri N. Alverson whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of November A. D., 1988

Jessie C. Cyle
Notary Public