

This instrument was prepared by

Send Tax Notice To: David W. Zeagler

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

<sup>name</sup>  
1321 Sequoia Trail  
Alabaster, Alabama 35007  
<sup>address</sup>

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 One hundred three thousand and No/100 (103,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Stephen M. Boswell, Jr. and wife, Deborah B. Boswell

(herein referred to as grantors) do grant, bargain, sell and convey unto  
David W. Zeagler and Clare W. Zeagler

(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 4, according to the Map and Survey of Navajo Hills, 8th Sector, as recorded in Map Book 9, Page 94, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to restrictions appearing of record in Book 36, page 485.

Subject to 35 foot building line from Sequoia Trail; 10 foot utility easement across rear lot line and easement of undetermined size along the Southeast corner of subject property, all as shown on recorded plat.

Inst # 153-03071

\$ 92,700.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

02/02/1993-03071  
01:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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 29th day of January, 19 93.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Stephen M. Boswell, Jr.  
(Seal)

Deborah B. Boswell  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Stephen M. Boswell, Jr. and wife, Deborah B. Boswell 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January A. D., 19 93

Larry L. Halcomb  
Notary Public.

Notary Public.