

This Instrument Was Prepared By:  
Claiborne P. Seier  
2120 16th Avenue South, Suite 100  
Birmingham, AL 35209

Send Tax Notice To:  
Robert O. Zachow  
3424 Portsmouth Drive  
Birmingham AL 35227

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOWN ALL MEN BY THESE PRESENTS

That in consideration of Fifty-five Thousand and no/100 (\$55,000.00) Dollars

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

**Joseph T. Donahue and wife, Janice H. Donahue**

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

**Robert O. Zachow and wife, Jodie Zachow**

(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 2, according to the Survey of Mountain Park, Third Sector, as recorded in Map Book 10, page 13, in the Probate Office of Shelby County, Alabama.

Subject to the following easements, restrictions, and rights of ways of record:

- (1) Restrictions appearing of record in Real 87, page 665, in the Probate Office of Shelby County, Alabama.
- (2) Agreement with Alabama Power Company recorded in Real 89, page 996, in the Probate Office of Shelby County, Alabama.
- (3) Restrictions regarding Alabama Power Company recorded in Real 89, page 999, in the Probate Office of Shelby County, Alabama.
- (4) Right of Way granted to Alabama Power Company by instrument recorded in Real 93, page 160, in the Probate Office of Shelby County, Alabama.
- (5) Subject to advalorem taxes for 1993.

TO HAVE AND 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 hands and seals, this 26<sup>th</sup> day of February, 1993.

WITNESS:

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

Joseph T. Donahue (Seal)

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

Janice H. Donahue (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 **Joseph T. Donahue and wife, Janice H. Donahue** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 26<sup>th</sup> day of February, 1993, 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 26<sup>th</sup> day of February, 1993.

Claiborne P. Seier  
Notary Public

*My Commission Expires: 12-6-95*

03/02/1993-05846  
03:46 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NJS 61.50

Inst # 1993-05846