

SEND TAX NOTICE TO:

(Name) Shiro Suzuki
 4775 Sandpiper Lane
 (Address) Birmingham, AL 35244

This instrument was prepared by

(Name) Robert R. Sexton, Esq.
 900 Park Place Tower, 2001 Park Place North
 (Address) Birmingham, AL 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of ONE HUNDRED THIRTY SIX THOUSAND NINE HUNDRED FIFTY (\$136,950.00) DOLLARS

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

MARK M. AZZARELLO and wife, MARY L. AZZARELLO

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

Shiro Suzuki and wife, Satoko Suzuki

(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 12, according to the Survey of Aududon Forest, as recorded in Map Book 8, Page 126, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 1993 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 4, Page 553.
3. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument recorded in Book 6, Page 475.
4. 30 foot building line along Sandpiper Lane; 10 foot easement along rear lot line as shown on recorded map.

\$109,550.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

09/09/1993-27471
 11:16 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MJS 36.00

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 7th day of August, 19 93.

WITNESS:

(Seal) Mark M. Azzarello (Seal)
 (Seal) Mary L. Azzarello (Seal)
 (Seal) _____ (Seal)

STATE OF ~~ALABAMA~~ Alabama }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK M. AZZARELLO and wife, MARY L. AZZARELLO 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 7th day of August, A. D. 19 93

[Signature]
 MY COMMISSION EXPIRES MAY 1, 1995
 Notary Public.

Inst # 1993-27471