

SEND TAX NOTICE TO:

(Name) Charles Chancellor

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) John L. Cole

(Address) P.O. Box 55536

Birmingham, AL 35255

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 Sixty-five Thousand Dollars (\$65,000.00) - - - - - DOLLARS

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

Jean B. Zabel and Husband, Charles A. Zabel

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

~~Charles~~ Chancellor and Wife, Wanda Chancellor  
Charlie F.

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

LONG LEGAL ATTACHED

Inst # 1993-38286

12/01/1993-38286  
03:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 12.00

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 24th day of November, 1993

WITNESS:

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

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

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

Jean B. Zabel (Seal)  
JEAN B. ZABEL  
Charles A. Zabel (Seal)  
Charles A. Zabel (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Jean B. Zabel and Husband Charles A. Zabel whose name 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 24<sup>th</sup> day of Nov, A. D., 1993

Baugh of AD

John L. Cole  
Notary Public.  
My Commission expires 3-18-97

Inst # 1993-38286

LOT 3 - ZABEL PROPERTY - INDIAN LAKE ESTATE

Commence at the Northwest corner of the Southwest one quarter of the Northwest quarter of Section 36,, Township 19 south,, range 3 west; thence run Easterly along the North line of said quarter - quarter section line for a distance of 412.33 feet; thence turn an interior angle to the left of 50 degrees 01 minute, and run in a Southwesterly direction along the margin of a Chert Road for a distance of 79.20 feet; thence turn an interior angle to the right of 177 degrees 58 minutes and run in a Southeasterly direction along the margin of a Chert Road for a distance of 196.00 feet to the point of beginning; from the point of beginning thus obtained continue along last described course for a distance of 43.02 feet; thence turn an interior angle to the right of 191 degrees 59 minutes and run in a Southwesterly direction along the margin of a Chert Road for a distance of 120.00 feet; thence turn an interior angle to the right of 89 degrees 54 minutes 26 seconds and run in a Southeasterly direction for a distance of 216.56 feet; then turn an interior angle to the right of 101 degrees 52 minutes 32 seconds and run in a Northeasterly direction along the edge of a lake for a distance of 25.00 feet; thence turn an interior angle to the right of 163 degrees 28 minutes and run in a Northeasterly direction along the edge of a lake for a distance of 120.83 feet; thence turn an interior angle to the right of 240 degrees 55 minutes and run in a Southeasterly direction along the edge of a lake for a distance of 36.20 feet; thence turn an interior angle to the right of 140 degrees 14 minutes and run in a Northeasterly direction the edge of a lake for a distance of 88.18 feet; thence turn an interior angle to the right of 55 degrees 54 minutes 27 seconds and run in a Northwesterly direction for a distance of 289.24 feet to the point of beginning said parcel contains 1.07 acres.

Mineral and mining rights excepted,, and subject to easements and rights of way of record.

Subject to the following restrictive covenants, which shall be construed as running with the land: said property shall be used for residential purposes only and shall be limited to one residence (exclusive of out-buildings) containing a minimum of 2,000 feet of floor space and no resident or out-building shall be located closer than 60 feet from the centerline of the road or street providing access to said property.

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JB 3  
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