



SEND TAX NOTICE TO:

Glenn Archibald  
3181 Bradford Place  
Birmingham, AL 35242

# JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) H. Evans Whaley/gu  
244 West Valley Avenue, Suite 200A  
(Address) Birmingham, AL 35209

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of \*\*\*Three Hundred Sixty Thousand Dollars and No/100 (\$360,000.00)\*\*DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Charles S. Givianpour and wife, Concetta S. Givianpour

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Glenn Archibald and wife, Gillian Archibald

(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 72, according to the Survey of Meadow Brook, 18th Sector, Phase I, as recorded in Map Book 10, Page 26, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, rights of way, reservations, agreements, and restrictions and set back lines of record.

\$360,000.00 of the purchase prices recited above was paid from mortgage loans closed simultaneously herewith.

The grantors hereby certify that the above described property does not constitute the homestead as defined by Alabama Code Section 6-10-2.

Grantor shall not be liable for, and Grantee, hereby waives and releases Grantor, its officers, agents employees, directors, shareholders, partners, mortgagees and their respective successors and assigns from any liability of any nature on account of loss, damage or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the real property as a result of any past, present, or future soil, surfaces and/or subsurface conditions, known or unknown (including, without limitation, sinkholes, underground mines, tunnels and limestone formations and deposits under or upon the real property or any surrounding, adjacent to or in close proximity with the real property which may be owned by Grantor.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 8th

day of April, 1994

WITNESS:

\_\_\_\_\_  
(Seal) Charles S. Givianpour (Seal)  
\_\_\_\_\_  
(Seal) Concetta S. Givianpour (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, H. Evans Whaley, a Notary Public in and for said County, in said State, hereby certify that Charles S. Givianpour and wife, Concetta S. Givianpour 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 8th day of April, A.D. 1994

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: AUG. 12, 1995.  
BONDED THRU WESTERN SURETY CO.

05/12/1994-15526  
03:09 PM CERTIFIED  
General Acknowledgment  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 9.50

H. Evans Whaley  
Notary Public

est # 1994-15526