

R94-1512

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

CHRISTOPHER S. KELLAR  
5271 HARVEST RIDGE LANE  
BIRMINGHAM, AL 35242

Inst # 1994-26598

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FIFTY THREE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$153,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOSEPH T. KASSOUF and TONYA L. KASSOUF, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHRISTOPHER S. KELLAR and CLARE L. KELLAR, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 27, ACCORDING TO THE SURVEY OF MEADOW BROOK, 11TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 6 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. 35 foot building line as shown on recorded map.
3. Restrictions appearing of record in Misc. Volume 57, Page 23.
4. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 57, Page 708.
5. Terms, agreements and right of way to Alabama Power Company recorded in Misc. Volume 57, Page 711.
6. Right-of-way granted to Alabama Power Company recorded in Real Volume 1, Page 344.
7. Title to all minerals within and underlying the premises, together with all mining rights, privileges and immunities relating thereto as recorded.

\$103,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

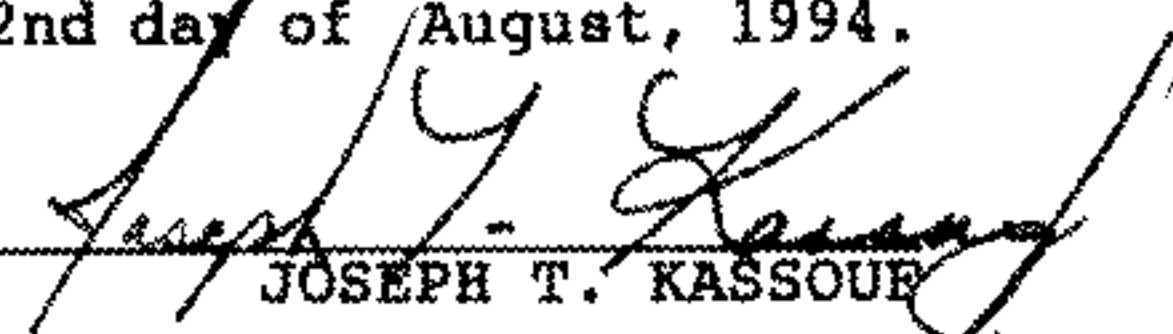

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is ~~terminated~~ terminated during

08/29/1994  
08:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 62.00

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOSEPH T. KASSOUF and TONYA L. KASSOUF, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 22nd day of August, 1994.

  
JOSEPH T. KASSOUF  
  
TONYA L. KASSOUF

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOSEPH T. KASSOUF and TONYA L. KASSOUF, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of August, 1994.

  
Notary Public

My commission expires: ~~2/2/96~~ 2/17/96

Inst # 1994-26598

08/29/1994-26598  
08:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCO 62.00