

04/04/1996-10921
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
13.50

(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:

DAVID A. ARGENT
773 CAHABA MANOR TRAIL
PELHAM, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY TWO THOUSAND and 00/100 (\$72,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DOROTHY A. JAMES, A SINGLE WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAVID A. ARGENT, A SINGLE MAN and HEATHER ZARZOUR, A SINGLE WOMAN, (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 41 AND THE EAST 5.0 FEET OF LOT 42, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWN HOMES, SECOND ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. 5 foot easement on east, as shown by recorded plat.
3. Easement for Alabama Power Company recorded in Deed Book 108, page 378 and Deed Book 313, page 789, in the Probate Office of Shelby County, Alabama.
4. Restrictions or Covenants recorded in Misc. Volume 28, page 147, in the Probate Office of Shelby County, Alabama, but omitting any covenants or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
5. Agreement for Underground Cable, recorded in Misc. Volume 27, page 420, in the Probated Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Misc. Volume 27, page 421, in the Probate Office of Shelby County, Alabama.
7. Easement to Pelham Sewer Board, recorded in Deed Book 316, page 158, in the Probate Office of Shelby County, Alabama.
8. Covenant regarding sanitary sewer recorded in Misc. Volume 28, page 144 in the Probate Office of Shelby County, Alabama.

\$69,800.00 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 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, 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, DOROTHY A. JAMES, A SINGLE WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 15th day of March, 1996.


DOROTHY A. JAMES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DOROTHY A. JAMES, A SINGLE WOMAN, 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 15th day of March, 1996.


Notary Public

My commission expires: 5-20-96

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