

THIS INSTRUMENT PREPARED BY:
Terry W. Gloor
JOHNSTON, CONWELL, DONOVAN
VANN & GLOOR
Two Chase Corporate Drive, Suite 120
Birmingham, AL 35244-1015

SEND TAX NOTICE TO:
Mr. & Mrs. John Bahakel
2439 Lancaster Circle
Hoover, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of Two Hundred Twenty-Four Thousand and No/100 Dollars (\$224,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Steve W. Rainey and wife, Donna K. Rainey (herein referred to as Grantors) do grant, bargain, sell and convey unto John Bahakel and wife, Roberta J. Bahakel (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 Amended Map of Altadena Woods, Fourth Sector, as recorded in Map Book 19, Page 128, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1996 and subsequent years.
2. 35 foot building line as shown on recorded map.
3. Restrictions as shown on recorded map.
4. Restrictions appearing of record in Real Volume 111, Page 183.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 117, Page 607.
6. Terms, agreements and right of way to Alabama Power Company recorded in Real Volume 117, Page 610.
7. Right of way granted to Alabama Power Company recorded in Real Volume 127, Page 39; Real Volume 157, Page 662; Real Volume 157, Page 664; Volume 151, Page 571, and Real Volume 114, Page 107.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 138, Page 119.

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.

07/22/1996-23377
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 236.00

Inst # 1996-23377

