

Send Tax Notice To:

Andrew O. Freeland and wife,
Emily S. Freeland
5057 Little Turtle Drive
Birmingham, Alabama 35242

This instrument was prepared by:
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Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1996-32480

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Sixty Three Thousand Nine Hundred Dollars and 00/100 (\$163,900.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Jeffrey Zeller and wife, Julia Dovel Zeller**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Andrew O. Freeland and wife, Emily S. Freeland**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 10, in Block 4, according to the Survey of Lincoln Park subdivision, as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. Restrictions appearing of record in Inst. #1994-23338.
3. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$155700.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed 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 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.

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SHELBY COUNTY JUDGE OF PROBATE
002 NCB 20.50

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 24 day of September, 1996.

Jeffrey Zeller
Grantor Jeffrey Zeller

Julia Dovel Zeller
Grantor Julia Dovel Zeller

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeffrey Zeller and wife, Julia Dovel Zeller, whose names 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 date the same bears date.

Given under my hand and official seal, this the 24 day of September, 1996.

James M. Melton
Notary Public
My commission expires: 3-1-99

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