

Inst 1997-01743

PREPARED BY: CU LENDING, INC., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: ERIC R. AGEE, SR. AND WIFE, SARITA H. AGEE
1888 MOONEY ROAD, COLUMBIANA, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/DOLLARS (\$160,000.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), EVERETT LEE AARON AND WIFE, BETTY S. AARON (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, ERIC R. AGEE, SR. AND WIFE, SARITA H. AGEE (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 13, ACCORDING TO THE MAP AND SURVEY OF MOONEY ESTATES, AS RECORDED IN MAP BOOK 12, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.
EVERETT LEE AARON IS ONE AND THE SAME PERSON AS EVERETTE LEE AARON.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions as set forth in the document recorded in Map Book 12, Page 82 in the official records of Shelby County.
- (3) Subject to mineral and mining rights.
- (4) Subject to Right of Way to Alabama Power Company as recorded in Volume 222, Page 141 and Volume 233, Page 114.

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 said GRANTEES, their heirs and assigns, that I(we) am(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, I(we) have hereunto set my(our) hand(s) and seal(s), on DECEMBER 20, 1996.

Everett Lee Aaron
EVERETT LEE AARON

Betty S. Aaron
BETTY S. AARON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that EVERETT LEE AARON AND WIFE, BETTY S. AARON, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on DECEMBER 20, 1996.

My commission expires: 11-27-99

Arleta C. Keely
Notary Public

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01/16/1997-01743
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 168.50

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