

This instrument was prepared by:  
Shelly Moss  
Attorney at Law  
11 Oak Street  
Birmingham, Alabama 35213

Send tax notice to: Marius Meintjes  
155 Deer Mountain Circle  
Indian Springs, Alabama 35124

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
JEFFERSON COUNTY ) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Fifty Thousand and 00/100 (250,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Betty B. Armistead, a single woman and Marie S. Lewis, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Marius Meintjes and Elmarie Meintjes

(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 7, in Block 7, according to the Survey of Indian Springs Ranch, 1st Addition, as recorded in Map Book 4, page 35, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Betty B. Armistead is one and the same as Betty Armistead Zani.

\$ 237,600.00 of the proceeds come from a purchase money mortgage recorded 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (We) have set my (Our) hand(s) and seal(s), this 28th day of February, 1997.

WITNESS:

\_\_\_\_\_(Seal) Betty B. Armistead (Seal)  
Betty B. Armistead  
\_\_\_\_\_(Seal) Marie S. Lewis (Seal)  
Marie S. Lewis

STATE OF ALABAMA )  
JEFFERSON COUNTY )

03/06/1997-07029  
01:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Betty B. Armistead and Marie S. Lewis 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 day the same bears date.

Given under my hand and official seal this 28th day of February A.D., 1997.

Shelly Moss  
notary public SHELLEY MOSS  
MY COMMISSION EXPIRES 11-5-97

Inst # 1997-07029