

s instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL 35124

(Address)

JOHN J. WANHATALO
 (Name) 136 Palm Drive
Alabaster, AL 35007

(Address)

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 EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$108,500) Dollars

the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James W. Norket and wife, April B. Norket

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

JOHN J. WANHATALO and wife, DEBBIE S. WANHATALO

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 53, according to the Survey of Oakwood Village, Phase One, as recorded in Map Book 19, Page 163, being a re-recording of Map Book 19, Page 127, and Map Book 19, Page 91, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$107,873.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

05/02/1997-13622
 10:36 AM CERTIFIED

TO HAVE AND TO HOLD, to 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, we have hereunto set our hand(s) and seal(s), this 7th day of April, 19 97.

(Seal)

James W. Norket

(Seal)

(Seal)

April B. Norket

(Seal)

STATE OF ALABAMA
 COUNTY OF SHELBY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James W. Norket & wife, April B. Norket, whose name(s) 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 the 7th day of April, 19 97.

Stan A. Eboed
 Notary Public

Inst # 1997-13622