

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE
2700 Highway 280 South
Suite 101-W
Birmingham, Alabama 35223

ALBERT AVERY VISE
134 KENTWOOD WAY
ALABASTER, ALABAMA 35007

File #870221

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED TWENTY SEVEN THOUSAND DOLLARS and 00/100 (\$127,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **COLONIAL BANK** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ALBERT AVERY VISE AND WIFE JULIE S. VISE** (herein referred to as **GRANTEES**, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama** to-wit:

LOT 77, ACCORDING TO THE SURVEY OF KENTWOOD 2ND ADDITION, PHASE I, AS RECORDED IN MAP BOOK 18, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. Easements, restrictions, covenants and conditions of record if any.

\$101,600.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said **GRANTEES** as joint tenants, with right of survivorship. And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said **GRANTEES**, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 36.50

Inst # 1997-34048

IN WITNESS WHEREOF, COLONIAL BANK the said GRANTOR, by E. Deane Underwood its Vice President, of COLONIAL BANK, a corporation, who is authorized to execute this conveyance has hereto set its signature and seal, this the 15th day of October, 1997.

COLONIAL BANK

By: E. Deane Underwood (SEAL)
Its Vice Pres.

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that E. Deane Underwood whose name as Vice President of COLONIAL BANK, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 15th day of October, 1997.

[Signature]
Notary Public

My commission expires 12/1/99

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