

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Jamil A. Far
Samia J. Far
3520 Chickering Circle
Birmingham, AL 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Jefferson County

That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **J.C. Burgess and wife, Cynthia A. Burgess** (herein referred to as grantors) do grant, bargain, sell and convey unto **Jamil A. Far and Samia J. Far** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in ~~Jefferson~~ ^{Shelby} County, Alabama, to-wit:

Lot 9, Block 7, according to the Survey of Applecross, as recorded in Map Book 6, page 42 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 10 foot easement on north, south and west, as shown on recorded Map.
3. Restrictions or Covenants recorded in Misc. 10, page 515, Misc. 10, page 557, Misc. 13, page 154, and Misc. 17, page 183, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
4. Right of Way granted to Alabama Power Company by instrument recorded in Misc. 10, page 558, Volume 291, page 386, and Volume 293, page 755, in the Probate Office of Shelby County, Alabama.

\$50,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed 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 we do for ourselves and for our heirs, executors, and administrators covenant with the 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 we will and 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 hands and seals this 20th of October, 1997.

X  (Seal)
J.C. Burgess
X  (Seal)
Cynthia A. Burgess

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J.C. Burgess and wife, Cynthia A. Burgess 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 20th day of October, 1997.


Notary Public
Affix Seal

11/06/1997-36396
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 208.50

Inst # 1997-36396