

**SEND TAX NOTICES TO:**  
MICHAEL F. NISBET  
JANET L. NISBET  
5221 MEADOW GARDEN LANE  
BIRMINGHAM, AL 35226

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Five Hundred and no/100 Dollars (\$500.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **MICHAEL F. NISBET AND WIFE, JANET L. NISBET** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **MICHAEL F. NISBET AND JANET L. NISBET** (herein referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 34, in Block 1, according to the Map of Sunny Meadows, Phase Two, as recorded in Map Book 8, Page 19 A & B, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1998 and subsequent years not yet due and payable.


The purpose of this Deed is to create a Joint Tenancy with Right of Survivorship.

**TO HAVE AND TO HOLD** the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR** does for themselves, their heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 23rd day of February, 1998.

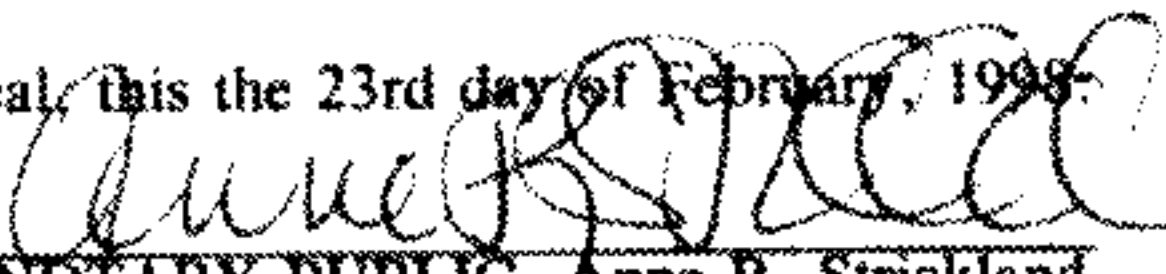
  
MICHAEL F. NISBET (GRANTOR)

  
JANET L. NISBET (GRANTOR)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL F. NISBET & JANET L. NISBET**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23rd day of February, 1998.

  
NOTARY PUBLIC Anne R. Strickland  
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:  
Anne R. Strickland, Attorney at Law  
5330 Stadium Trace Parkway, Suite 250  
Birmingham, AL 35244  
(205) 733-1303

ALA-War.ded

03/03/1998-07200  
10:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 9.00