

Send Tax Notice To:
Glenn Marvin and wife,
Robin Whitekiller
312 Mardis Lane
Montevallo, Alabama 35115

This instrument was prepared by:
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& Kimbrough, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

Inst # 1998-29679
08/04/1998-29679
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.00

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ninety Six Thousand Five Hundred Dollars (\$96,500.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **ALLAN GAZAWAY AND WIFE, AMY GAZAWAY** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **GLENN MARVIN AND WIFE, ROBIN WHITEKILLER**, (herein referred to as Grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 7, Block 5, except the West 7 feet thereof, as according to the Survey of Green Valley, 2nd Sector, as recorded in Map Book 6, page 21, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 1998 and subsequent years not yet due and payable.
2. Building setback line of 35 feet reserved from Mardis Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 9, page 278 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, page 79, and Deed Book 126, page 174 in Probate Office.
5. Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 285, page 820 and Deed Book 285, page 366 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 8, page 772, and covenants pertaining thereto recorded in Misc. Book 8, page 556 in Probate Office.
7. Encroachment of fence off of the land as shown on the survey by Robert O. Blain

dated October 21, 1994.

8. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$93,600.00 of the above consideration was paid from the proceeds of a mortgage filed 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 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 do for myself and for my heirs, executors, and administrators covenant with 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 I will and my 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 3rd day of August, 1998.

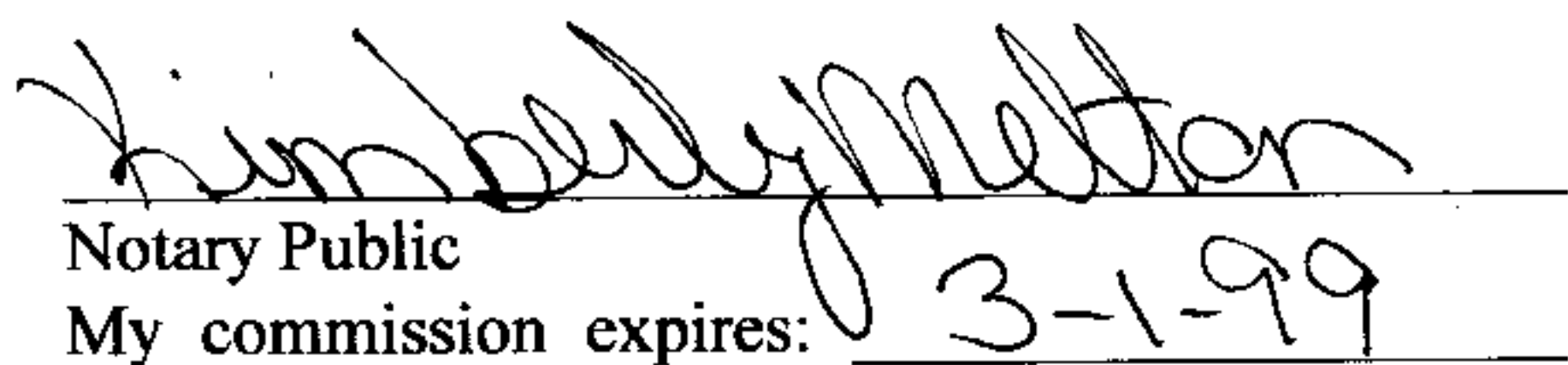

Allan Gazaway


Amy Gazaway

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Allan Gazaway and wife, Amy Gazaway, 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 date the same bears date.

Given under my hand and official seal, this the 3rd day of August, 1998.


Notary Public
My commission expires: 3-1-99

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