

\$ 37,115.00

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 2001-38645

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 DOLLARS and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged I/we, Kenneth W. Azar and wife, Pamela S. Azar

[herein referred to as GRANTOR(S)] do hereby GRANT, BARGAIN, SELL and CONVEY unto Kenneth W. Azar and Pamela S. Azar, husband and wife

[herein referred to as GRANTEE(S)], for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the County of Shelby and the State of Alabama, to-wit:

Lot 1207-A, according to the Resurvey of Lots 1207, 1208, 1209, Riverchase Country Club, 19th Addition, as recorded in Map Book 9, page 85 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting title and use of property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

This conveyance is subject to those certain mortgages originally executed in favor Market Street Mortgage Corporation of record in Probate Office of Shelby County, Alabama as Instrument No. 1999-20922 and mortgage to AmSouth Bank as appears of record in said Probate Office as Instrument No. 1999-20923.

For Ad Valorem tax appraisal purposes only, the property address of the hereinabove described real property is 1913 Crestridge Drive, Birmingham, Alabama 35244.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversions.

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 the said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 1st day of September 2001.

WITNESS: _____ L.S.
Kenneth W. Azar L.S.
Kenneth W. Azar

Pamela S. Azar L.S.
Pamela S. Azar

THE STATE OF ALABAMA)
COUNTY OF MONTGOMERY)

I, the undersigned authority, a Notary Public in and for said State of Alabama hereby certify that Kenneth W. Azar and Pamela S. Azar 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 1st day of September, 2001.
Edward J. Azar (Notary Public)

PREPARED BY:
Edward J. Azar
AZAR & AZAR, L.L.C.
Attorneys at Law
Montgomery, Alabama 36104
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09/07/2001-38645
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 48.50

FOR RECORDING ONLY