


This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
David Michael
65 Gablewood Dr.
Montevallo, AL 35115


20040225000097360 Pg 1/1 132.00
Shelby Cnty Judge of Probate, AL
02/25/2004 13:45:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY THOUSAND and no/100 (\$120,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Randy A. Merijanian, a married man; Greg V. Merijanian, a married man; and, John L. Merijanian , a married man, herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **David Michael and Susan Michael, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Map of Field Pond Estates as recorded in Map Book 32, Page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Survey line as shown on recorded plat does not match the occupation line as shown on recorded plat. **THIS AND ALL CONSEQUENCES ARE HEREBY EXCEPTED.**
2. Survey notes on recorded plat, that fence on the Northwest side of lot does not match the boundary line of Lot 1. **THIS AND ALL CONSEQUENCES ARE HEREBY EXCEPTED.**

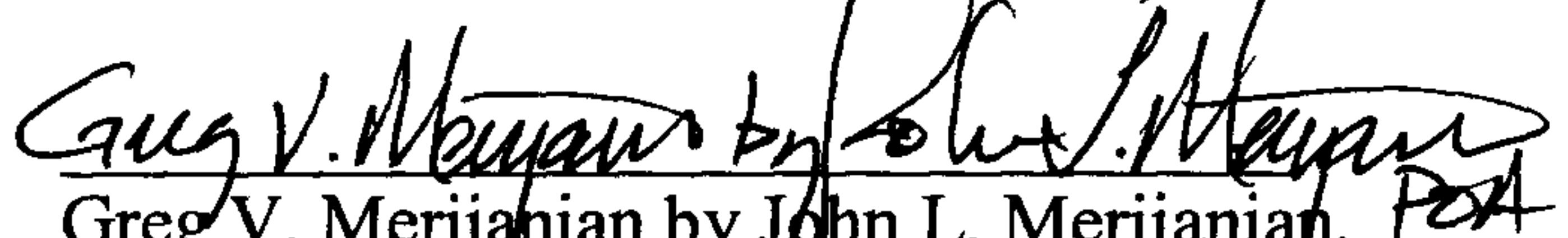
Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

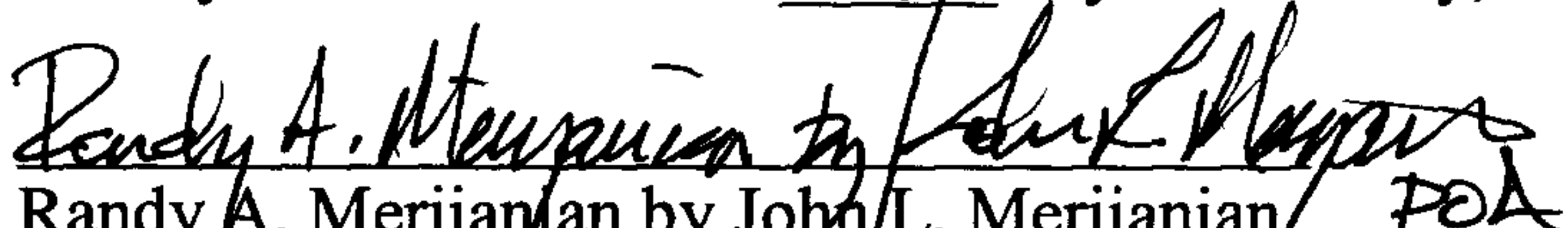
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSES.

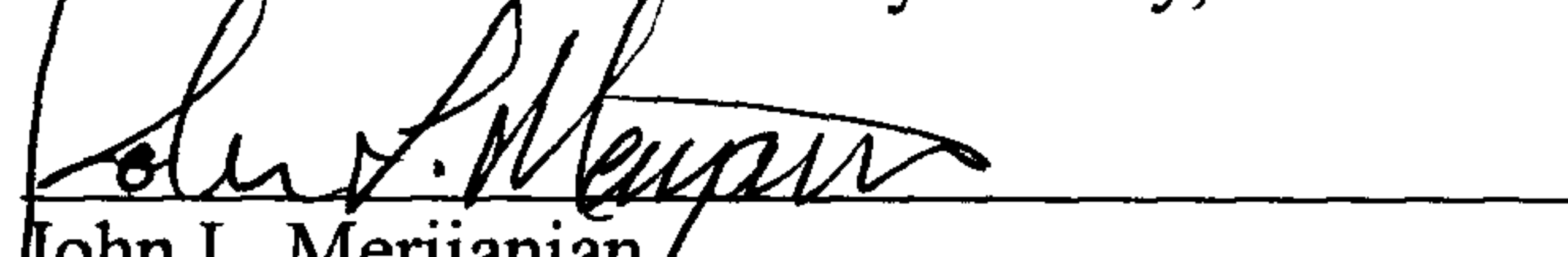
TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of February, 2004.


Greg V. Merijanian by John L. Merijanian, POA
Attorney in Fact under Power of Attorney
Recorded as Instrument # 20040225000097340
In Probate Office of Shelby County, Alabama.



Randy A. Merijanian by John L. Merijanian, POA
Attorney in Fact under Power of Attorney
Recorded as Instrument # 20040225000097350
In Probate Office of Shelby County, Alabama.


John L. Merijanian

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that John L. Merijanian, individually, and as Attorney in Fact for Randy A. Merijanian and Greg V. Merijanian, whose name 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 executed the same voluntarily on the day the same bears date, individually and in his capacity as such Attorney in Fact.

Given under my hand and official seal this 25th day of February, 2004.


Notary Public

My commission expires: 01/02/07

Wallace Ellis