

This instrument was prepared by

(Name) Ruth S. Capra
601 Vestavia Parkway, Suite 270
(Address) Birmingham, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand six hundred eighty and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Tammy R. Siragusa, unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto

Harvey A. Shores and wife, Rachel H. Shores

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

416 Creekview, Pelham, Alabama 35124, otherwise described as follows: Lot 7, Block 2, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama, said property being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Churchill Mortgage Corporation, recorded in Volume 369, Page 470 and transferred to National Mortgage Corporation, as recorded in Misc. Volume 54, Page 116, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 038 PAGE 921

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of July, 19 85

WITNESS:
Rec'd 2.50
Jul 1.00
3.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 AUG 26 AM 8:26
Re-Recorded
(Seal)

Tammy R. Siragusa (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Ruth S. Capra, a Notary Public in and for said County, in and for said County, in and for said County, hereby certify that Tammy R. Siragusa 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July A. D., 19 85

Ruth S. Capra
My commission expires 12-4-88 Notary Public