

✓ This instrument was prepared by
CORRETTI & NEWSOM
1804 7th Avenue North
Birmingham, Alabama 35203

2365

Send Tax Notice To:
Frank R. Wasuta
2194 Baneberry Drive
Birmingham, AL 35244

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100 (\$229,500.00) DOLLARS, to the undersigned grantor, M. E. PADGETT CONSTRUCTION, INC., an Alabama Corporation, (hereinafter referred to as "GRANTOR"), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto FRANK R. WASUTA and wife, MARY C. WASUTA (hereinafter referred to as "GRANTEES") as joint tenants, with right of survivorship, the following described real estate, situated in Jefferson County, Alabama, to wit:

Lot 2420, according to the Survey of Riverchase Country Club Twenty-Fourth Addition, Residential Subdivision, as recorded in Map Book 10, page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

- BOOK 191 PAGE 873
1. Ad valorem taxes for the current year, 1988.
 2. Building set back line, easements and restrictions as shown by recorded plat.
 3. Restrictions, conditions and limitations including release of damages in Real Volume 128, page 67, in said Probate Office.
 4. Easements to Alabama Power Company in Real Volume 133, page 616, in said Probate Office.
 5. Agreements with Alabama Power Company in Real Volume 130, page 585, in said Probate Office.
 6. Oil, gas, petroleum and sulphur excepted in Deed Book 127, page 140, in said Probate Office.
 7. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) in Misc. Volume 14, page 536 and Misc. Volume 17, page 550, in said Probate Office.
 8. Mineral and mining rights and all rights incident thereto including release of damages.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR, by its President, M. E. Padgett who is authorized to execute this conveyance, has hereto set its signature and seal this the 28th day of June, 1988.

M. E. PADGETT CONSTRUCTION, INC.

By: M. E. Padgett
M. E. Padgett
Its: President

THE STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that M. E. Padgett, whose name as President of M. E. PADGETT CONSTRUCTION, INC., an Alabama corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this the 28th day of June, 1988.

E. Gay Wallace
Notary Public
My Commission Expires November 28, 1988

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 29 PM 12:21

Thomas W. Thompson
JUDGE OF PROBATE

1. Doc. Tax	\$229.50
2. Mig. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	235.50