

1006

SEND TAX NOTICE TO:

(Name) Thomas A. & Carol Cotromano
2353 Highway 33
(Address) 699 Highway 33
Pelham, AL 35124

This instrument was prepared by

(Name) John L. Cole, Atty.
P.O. Box 55536
(Address) Birmingham, AL 35255
FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP — ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar & no/100 (\$1.00) — — — — — DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas A. Cotromano and wife, Terra Cotromano and Carol Cotromano, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Thomas A. Cotromano and wife, Terra Cotromano and Carol Cotromano, a single woman
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:
From the Southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, run North along the West boundary of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for a distance of 355.35 feet to a point on the North side of the Fungo Public Road; continue North along the West boundary of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, for a distance of 300.0 feet; thence turn to the right 97 degrees 26 minutes and run for a distance of 300 feet to a point of beginning of the tract of land herein described; continue in the same direction for a distance of 384.96 feet; thence turn to the right 103 degrees and run for a distance of 424.79 feet, more or less, to the North edge of the Fungo Public Road; thence run in a Northwesterly direction along the North edge of said Fungo Public Road for a distance of 364.0 feet; thence turn right 95 degrees 25 minutes and run for a distance of 361.0 feet more or less, to the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD to the said Thomas A Cotromano and wife, Terra Cotromano and Carol Cotromano, a single woman, for and during their joint lives and upon the death of the first of them, for and during the joint lives of the two survivors and upon a death of the second of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reservation.

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, WE have hereunto set OUR hand(s) and seal(s), this 15th

day of March, 1991

WITNESS:

- 1. Deed Tax 0.50
- 2. Mtg. Tax 0.00
- 3. Recording Fee 2.50 (Seal)
- 4. Indexing 0.50
- 5. No Tax Fee 0.00
- 6. Certified Fee 1.00 (Seal)
- Total 4.50

Thomas A. Cotromano (Seal)
Terra Cotromano (Seal)
Carol Cotromano (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

91 APR 15 AM 8:57

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas A Cotromano and wife, Terra Cotromano and Carol Cotromano, a single woman 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, A.D., 1991
John L. Cole

John L. Cole

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