

SEND TAX NOTICE TO:

(Name) DONNA W. RENEAU  
385 COMMANCHE ROAD  
 (Address) MONTEVALLO, ALABAMA 35115  
58-27-5-21-1-001-011

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
2100 SouthBridge Parkway Suite 650  
 (Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND THREE HUNDRED AND NO/100-----DOLLARS  
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MICHAEL ROMANO, JR. and spouse, MARIE M. ROMANO  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

DONNA W. RENEAU, & LINDA P. WILLIAMS and SCOTT RENEAU  
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:  
 LOT 118, ACCORDING TO THE SURVEY OF INDIAN HIGHLANDS, THIRD ADDITION  
 AS RECORDED IN MAP BOOK 6, PAGE 28, IN THE PROBATE OFFICE OF SHELBY  
 COUNTY, ALABAMA.

Subject to:  
 Advalorem taxes for the year 1993 which are a lien, but not due and  
 payable until October 1, 1993.  
 Easements, rights of way and restrictions of record.

\$ 112,750.00 of the consideration was paid from the proceeds of a  
 mortgage loan.

Inst # 1993-13250

05/10/1993-13250  
 01:59 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCD 19.50

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 30th  
 day of APRIL, 19 (#)

WITNESS:

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

Michael Romano Jr (Seal)  
 MICHAEL ROMANO, JR.

Marie M Romano (Seal)  
 MARIE M. ROMANO

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,  
 hereby certify that MICHAEL ROMANO, JR. and spouse, MARIE M. ROMANO  
 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 30th day of APRIL, A. D., 19 93

My Commission Expires: 11/9/94

Gene W. Gray, Jr.  
 Notary Public.