

This instrument was prepared by

(Name) Clayton T. Sweeney, Attorney at Law
2700 Hwy. 280E, Suite 290E
(Address) Birmingham, AL 35223

Send Tax Notice To: Linda T. Musso
Vince Musso
name

317 Oakmont Terr.
address B'ham, AL 35246

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

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifteen Thousand and 00/100 DOLLARS

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

Larry R. House and wife, Linda H. House
(herein referred to as grantors) do grant, bargain, sell and convey unto

Linda T. Musso and Vince Musso
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lots 94 and 94A, according to the survey of Meadow Brook Highlands, an Eddleman Community, as recorded in Map Book 14 Pages 21 A & B in the Probate Office of Shelby County; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable until October 1, 1994.

Existing easements, restrictions, set-back lines and limitations of record.

Inst # 1994-15671

05/13/1994-15671
02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 123.50

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 18th day of April, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Larry R. House (Seal)

(Seal)

Linda H. House (Seal)
Linda H. House

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Larry R. House and wife, Linda H. House 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, A. D., 19 94

Notary Public.