

This instrument was prepared by 2056
(Name) Phillip J. Sarris, Attorney at Law
(Address) 1920 Mayfair Drive, Birmingham, AL 35209

WARRANTY DEED- (NO TITLE INSURANCE OR TITLE OPINION BY CLOSING ATTORNEY PROVIDED)

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

That is consideration of **Seventy Thousand and no/100 Dollars (\$70,000.00)-----**

and the execution of a purchase money mortgage including therein the giving of additional security in said mortgage of the homeplaces of both of the Grantees, and the assumption * to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Pete G. Gerontakis and wife, Louise S. Gerontakis; Theo P. Hontzas and wife, Elizabeth Hontzas, *E. P. H. G. L. S. G. H. B.*

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David Jones and Joseph Anthony LaRussa

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lots 3, 4, 5 and 6, in Block 2, according to Map of Cedar Grove Estates as recorded in Map Book 3, Page 53, in the Probate Office of Shelby County, Alabama.
EXCEPTING right of way of 4-lane Birmingham-Montgomery Highway.

SUBJECT TO:

1. Taxes for the year 1984 and thereafter which are not due and payable until October 1, 1984. Parcel I.D. No. 58-13-7-35-1-001-03.
2. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 141, Page 192 and Page 193, in Probate Office.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed/Book 103, Page 54; Deed Book 134, Page 25; Deed Book 138, Page 434; Deed Book 160, Page 64; Deed Book 170, Page 252; Deed Book 160, Page 412, and Deed Book 160, Page 63, and in Deed Book 176, Page 377, in Probate Office.
4. Rights of way as recorded in Deed Book 168, Page 480; Deed Book 168, Page 497; Deed Book 80, Page 44; Deed Book 102, Page 446; Deed Book 163, Page 495, and Deed Book 163, Page 473, in Probate Office.
5. Subject to assumption agreement between J. Harvey Hill; Sim-Lov, Inc., by its President Sam D. Simonetti; Sam D. Simonetti; and The First Bank of Alabaster dated July 13, 1982, and recorded in Misc. Book 47, Page 373, in the Probate Office, which the Grantees herein assume and agree to pay according to the terms thereof.

SEE REVERSE HEREOF FOR CONTINUANCE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 11th day of November, 1983.

Pete G. Gerontakis (Seal)
PETE G. GERONTAKIS

Louise S. Gerontakis (Seal)
LOUISE S. GERONTAKIS

THEO P. HONTZAS (Seal)
THEO P. HONTZAS

Elizabeth Hontzas (Seal)
ELIZABETH HONTZAS

..... (Seal)

..... (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

**Elizabeth Hontzas,

1, a Notary Public in and for said County, in said State,
hereby certify that Pete G. Gerontakis and wife, Lousie S. Gerontakis; and Theo P. Hontzas and wife,
whose name is 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. *W.C.* *Veronica* 82

Given under my hand and official seal this 11th day of

A. D., 19. 83.

PHILLIPS J. SARRIS, Notary Public
Alabama State at Large
My Commission Expires June 13, 1984

November
Shelly J. Sorenson

Notary Public

CONTINUANCE FROM FRONT

6. Mortgage from Sim-Lov, Inc., to The First Bank of Alabaster dated June 10, 1978, in amount of \$150,000.00 and recorded in Mortgage Book 379, Page 189, which the Grantees herein assume and agree to pay according to the terms thereof.
7. Mortgage executed by Pete G. Gerontakis and wife, Louise S. Gerontakis, and Nick G. Gerontakis and wife, Athanasia Nick Gerontakis to J. Harvey Hill dated October 29, 1982, and recorded in Mortgage Book 424, Page 584, in the Probate Office of Shelby County, Alabama, which the Grantees herein assume and agree to pay according to the terms thereof.

(\$ 183,512.05----- of the purchase price for the purchase of this real estate is evidenced by a purchase money mortgage listing this real estate as security and in addition thereto as additional security the two homeplaces of the Grantees)

*Elizabeth J. Hontzas
Louise S. Gerontakis
Theo P. Hontzas
Pete G. Gerontakis*

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BOOK

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1983 NOV 14 AM 11:58

J. Harvey Hill
JUDGE OF PROBATE

Deed TAX 70.00
Rec 4.00
Jnd 1.00

75.00

SEND TAX NOTICE TO:

David Jones and
Joseph Anthony LaRusso
1205 First Avenue, N.
Alabaster, AL 35007

PHILLIP J. SARRIS
ATTORNEY AT LAW
1920 MAYFAIR DRIVE
BIRMINGHAM, ALA. 35209
RETURN TO:

Pete G. Gerontakis and wife
Louise S. Gerontakis;
Theo P. Hontzas and wife, Elizabeth
Hontzas; and Nick G. Gerontakis
wife, Athanasia ~~TO~~ Gerontakis

David Jones

Joseph Anthony LaRusso

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by

RECORD FEE \$