

This instrument was prepared by

(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 in 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 homelaces 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. T. H. T. H. L. S. H. R. 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. Book
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed/ 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 168, 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 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 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,

I, _____, a Notary Public in and for said County, in said State, hereby certify that Pete G. Gerontakis and wife, Louise S. Gerontakis; and Theo P. Hontzas and wife, 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 11th day of November, A. D., 1983.

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

Phillip J. Sarris
Notary Public

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 Hontzas
Louise S. Gerontakis
Theo P. Hontzas
Pete G. Gerontakis

BOOK 351 PAGE 343

STATE OF ALA. SHELBY CO.
 I HEREBY THIS
 INSTRUMENT WAS FILED

1983 NOV 14 AM 11:58

Thomas A. Lawrence, Jr.
 JUDGE OF PROBATE

Deed TAX 70.00
Res 4.00
Ind 1.00
75.00

SEND TAX NOTICE TO:

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

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

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

David Jones

Joseph Anthony LaRussa

WARRANTY DEED

STATE OF ALABAMA,
 County.

Judge of Probate

This Form Furnished by

RECORD FEE \$