

1474

(Name) Robert E. Tingle
5405 Caldwell Mill Road
(Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
(Address) Birmingham, Alabama 35205

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 EIGHTY THREE THOUSAND AND NO/100 (\$83,000.00) DOLLARS

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

Andrew M. Calderoni and wife, Mary Beth Calderoni

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert E. Tingle and wife, Geraldine T. Tingle

(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 4, according to the Survey of Caldwell Mill Estates, as recorded in Map Book 7, Page 52, in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT the following described parcel of land: Begin at the Southeast corner of said Lot 4, thence run in a Westerly direction along the South line of said Lot 4, a distance of 65.0 feet; thence 59 deg. 18 min. 43 sec. right in a Northwesterly direction a distance of 126.76 feet to the Northeast corner of said Lot 4; thence 160 deg. 44 min. 07 sec. right in a Southeasterly direction along the Northeast line of said Lot 4, a distance of 169.42 feet to the point of beginning.

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

\$43,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
see pgs 445 -
1984 MAR 29 AM 10:04

Thomas G. Shumlin, Jr.
JUDGE OF PROBATE

check to 4000
rec 150
Ind 100
4250

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 24th

day of March 19 84

WITNESS Henry J. Bohn (Seal)

Henry J. Bohn (Seal)

Henry J. Bohn (Seal)

STATE OF CONNECTICUT
New Haven COUNTY

I, the undersigned, a Notary Public in and for said County, in said State.

hereby certify that Andrew M. Calderoni and wife, Mary Beth Calderoni
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 24th day of March A.D. 19 84.

My Commission Expires: Henry J. Bohn (Seal) Notary Public

My Commission Expires March 31, 1985

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