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(Name) Samuel Steven Maniscalco

(Address) _____

This instrument was prepared by

(Name) Rodney E. Nolen, Attorney at Law

(Address) 2153 14th Ave. South, B'ham, AL 35205

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and No/100 (\$20,000.00) DOLLARS

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

Paul L. Maniscalco and wife, Constance L. Maniscalco

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

Samuel Steven Maniscalco and wife, Cheryl Marie Maniscalco

(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 20, in Block 2, according to the map and plat of Indian Valley, First Sector, map of which is filed of record in Map Book 5, at page 43, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

SUBJECT TO:

1. Taxes due in the year 1984, a lien but not yet payable.
2. Easements to Alabama Power Company in Vol. 102, Page 55, Vol. 111, Page 266, Vol. 119, Page 297, and Vol. 129, Page 565.
3. Building set back line of 35' from Moss Rock Road and Indian Valley Road as shown on record plat.
4. Easement 7 1/2 feet in width along the Westerly property line.
5. Subject to restrictions of record, as recorded in Book 258, Page 257 Office Judge of Probate, Shelby County, Alabama.

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 23rd

day of May, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY IN S

INSTRUMENT FILED

(Seal)

Paul L. Maniscalco (Seal)

Deed 20.00
Rec 1.50
Ind 1.00
22.50

1984 MAY 24 AM 8:57 (Seal)

Constance L. Maniscalco (Seal)

Thomas L. Maniscalco (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul L. Maniscalco and wife, Constance L. Maniscalco whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, A. D., 1984

Rodney E. Nolen
Notary Public.

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