

875

This instrument was prepared by

(Name) A. Eric Johnston

(Address) 2220 Highland Avenue, B'ham, Al.

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

STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Seven Thousand and no/100 DOLLARS
(\$62,000.00 of the above recited amount was paid from mortgage loan closed simultaneously
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, herewith)

Chester G. Maynard and wife, Ann R. Maynard

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

Vito Stephen Rotondi and wife, Audrey M. Rotondi

(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 44, in Block 1, according to the Survey of Sunny Meadows, Phase Two,
as recorded in Map Book 8, Pages 19 A & B, in the Probate Office of
Shelby County, Alabama. Situated in Shelby County, Alabama

Subject to taxes for the year 1984 and subsequent years.

Subject to all easements of record.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 29th
day of June, 1984

WITNESS:

STATE OF ALA. SHELBY CO. 69 (Seal)
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
1984 JUL 18 AM 9:40 (Seal)
452-438 (Seal)

STATE OF ALABAMA (Seal)
Jefferson COUNTY (Seal)
Judge of Probate (Seal)
Deed TAX 25.00
Rec 2.50
Ind 1.00
25.00 General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Chester G. Maynard and wife, Ann R. Maynard
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 29th day of June, A. D., 1984

Lilla B. McRae
Notary Public.
My commission exp. 6-29-88

B'ham Federal
511 So. 20th St. B'ham AL 35222