

841

(Name) Robert E. Beck
2833 Pahokee Trace
(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, ~~FOR THE PURPOSES OF THIS INSTRUMENT, THE FOLLOWING IS THE DESCRIPTION OF THE REAL ESTATE~~ ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY AND } COUNTY
JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THREE THOUSAND AND NO/100 (\$93,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mike J. Rosato and wife, Bettie B. Rosato

(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert E. Beck

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby and Jefferson County, Alabama to-wit:

Lot 45, according to the Survey of Shelby County Sector of Second Sector of Altadena Bend, as recorded in Map Book 5, Page 131, in the Office of the Judge of Shelby County, Alabama and recorded in Map Book 99, Page 94, and Map Book 102, Page 26, in the Office of the Judge of Probate of Jefferson County, Alabama.

BOOK 358 PAGE 186

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

\$74,400.00 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 Dec 14, 1900
453-944
1984 AUG 14 AM 11:48
Rec-250
Ind-100
2240

Thomas A. Shannon, Jr.
JUDGE OF PROBATE

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

day of August, 19 84

WITNESS:

Kathleen O. Bann (Seal)

(Seal)
(Seal)

Mike J. Rosato (Seal)
Bettie B. Rosato (Seal)
Mike J. Rosato (Seal)
Bettie B. Rosato (Seal)

STATE OF ALABAMA

COUNTY

I, the undersigned *Carla E. Checkley*, a Notary Public in and for said County, in said State, hereby certify that Mike J. Rosato and wife, Bettie B. Rosato

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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August, A.D. 19 84

Commission Expires Apr. 25, 1988.

Carla E. Checkley
Notary Public