

(Name) Mark C. Scalco
 5517 Surrey Lane
 (Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Claude McCain Moncus, 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 TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS
 AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John Allen Montgomery, Jr. and wife, Cecilia K. Montgomery

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

Mark C. Scalco and wife, Nancy A. Scalco

(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 26, according to the Survey of Wagon Trace, as recorded in Map
 Book 6, Page 140, in the Office of the Judge of Probate of Shelby
 County, Alabama.

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

As part of the consideration herein, the grantees agree to assume and pay the unpaid
 balance of that certain mortgage to Real Estate Financing, Inc., recorded in Mortgage
 Book 381, Page 492, and assigned to Federal National Mortgage Association by instrument
 recorded in Misc. Book 27, Page 938.

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

1984 AUG 14 AM 11:43

Thomas J. ...
 JUDGE OF PROBATE

Deed tax - 20.00
2.50
1.00
23.50

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 10th

day of August, 19 84.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

John Allen Montgomery Jr.
 John Allen Montgomery, Jr. (Seal)
Cecilia K. Montgomery
 Cecilia K. Montgomery (Seal)
 _____ (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that John Allen Montgomery, Jr. and wife, Cecilia K. Montgomery
 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 10th day of August

Carley Moncus

Charles W. ...
 Notary Public

Notary Public