

SEND TAX NOTICE TO:
Mary Jym Cutts
1934 Riverway Drive
Birmingham, AL

467

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Seventy Five Thousand and 00/100 DOLLARS and the assumption of the mortgage recorded in Book 441 page 669 in the Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Antonacci and wife, Theresa Antonacci
(herein referred to as grantors) do grant, bargain, sell and convey unto

Mary Jym Cutts and John Cutts

(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 247, according to Riverchase Country Club, Ninth Addition Residential Subdivision, as recorded in Map Book 8 page 46 A & B in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, agreements, building lines, covenants, conditions, and rights of way of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

1984 OCT -8 AM 11:54

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 25 day of September, 1984

WITNESS: Mortgage Tax \$ _____
Deed Tax 7500
Mineral Tax _____ (Seal)
Recording Fee 250
Index Fee 100 (Seal)

NEW YORK TOTAL \$ 78.50
STATE OF ALABAMA
Worcester COUNTY

William Antonacci (Seal)
William Antonacci
Theresa Antonacci (Seal)
Theresa Antonacci

General Acknowledgment

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that William Antonacci and wife, Theresa Antonacci 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 25 day of September, A. D., 19 84

Form 31-A
Lamar Ham

ANN M. TRICARIO
Notary Public State of New York
No. 4699408
Notary Public.

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