

(Name) Timothy M. Cesario
 5331 Harvest Ridge Lane
 (Address) Birmingham, Al 35243

This instrument was prepared by

(Name) Dale Corley, Attorney
 2100 16th Avenue So.
 (Address) Birmingham, Al 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 ONE HUNDRED THREE THOUSAND FOUR HUNDRED FIFTY AND NO/100----- DOLLARS
 (\$103,450.00)

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

Tommy R. Thomas, a married man, and James T. Thomas, a married man

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

Timothy M. Cesario and Carolyn D. Cesario

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

Shelby County, Alabama to-wit:

PARCEL I: Lot 49, according to the Resurvey of Lot 49, Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 74 in the Probate Office of Shelby County, Alabama.

PARCEL II: Lot 50, according to the survey of Meadow Brook, 12th Sector, as recorded in Map Book 9, Page 27 in the Probate Office of Shelby County, Alabama.

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

\$80,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Subject property is not the homestead of Tommy R. Thomas and James T. Thomas and said grantors are conveying said property pursuant to Section 6 - 10 - 3 of the Code of Alabama as amended.

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 28th

day of May 19 85

WITNESS:

STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1985 JUN -4 AM 11: 58

Judge of Probate (Seal)

Tommy R. Thomas (Seal)
 Tommy R. Thomas (Seal)
 James T. Thomas (Seal)

STATE OF ALABAMA }
 Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy R. Thomas, a married man, James T. Thomas, a married man whose names 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 28th day of May A. D., 19 85

Corley, Thomas,

Notary Public.