

(Name) Frank and Lucy Acoff
632 Alabama Avenue
(Address) Birmingham, Alabama 35211

This instrument was prepared by

(Name) J. Michael Joiner, Attorney at Law
(Address) P. O. Box 1012, Alabaster, Alabama 35007

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand and no/100th (\$25,000.00) DOLLARS

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

Celestine F. Gilardoni, an unmarried woman and Ann Marie G. Maxwell, a married woman

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

Frank Acoff and wife, Lucy Acoff

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

JEFFERSON

County, Alabama to-wit:

Lot 8, Block 13, according to the Survey of Kenilworth, as recorded in Map Book 5, page 93, in the Probate Office of Jefferson County, Alabama. Mineral and mining rights excepted.

Subject to easements, taxes and restrictions of record.

\$25,000.00 of the above recited purchase price is paid by a mortgage loan closed simultaneously herewith.

Celestine F. Gilardoni is the surviving grantee of that certain deed recorded in Deed Vol. 3573, page 201. The other grantee, Lewis T. Gilardoni, having died on September 9, 1979.

The herein described property does not constitute the homestead of the grantor, Ann Marie G. Maxwell or her spouse.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 11th day of September, 19 85.

WITNESS: STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

Recd. 2.50

Jud. 1.00

3.50

1985 OCT 16 AM 9:26 (Seal)

Celestine F. Gilardoni (Seal)
Celestine F. Gilardoni
Ann Marie G. Maxwell (Seal)
Ann Marie G. Maxwell
Ass (Seal)

STATE OF ALABAMA
JEFFERSON

JUDGE OF PROBATE

COUNTY }

My Commission Expires August 2, 1989

The undersigned authority

hereby certify that Celestine F. Gilardoni, and Ann Marie G. Maxwell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 11 day of SEPT. A.D. 19 85

My Commission Expires August 2, 1989

Wallace R. Walker

Notary Public