

759
JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
47 Park Road
(Address) Pleasant Grove, Alabama 35127-0548

SEND TAX NOTICES TO:
2426 Royal Lane
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

JEFFERSON COUNTY

That in consideration of Eighty Four Thousand Nine Hundred and no/100----- DOLLARS

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

Carey A. Pickett and wife, Leonella M. Pickett

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

Joseph G. Campanotta and wife, Linda T. Campanotta

(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 22, according to the Survey of Royal Oaks, Second Sector, as recorded in Map Book 7, Page 77 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year, 1986.
2. Easements, restrictions and reservations of record.

\$76,400.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 30th

day of April, 19 86

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

1986 MAY 12 PM 1:49

(Seal)

Carey A. Pickett

(Seal)

Carey A. Pickett

(Seal)

Leonella M. Pickett

(Seal)

Leonella M. Pickett

(Seal)

Thomas P. Shauden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public for said County, in said State, hereby certify that Carey A. Pickett and wife, Leonella M. Pickett whose name are signed to the foregoing conveyance, and who they 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 30th day of April, A.D., 19 86

Go Ann Boyd