

SEND TAX NOTICE TO:

(Name) A. W. Warnick
Margie B. Warnick
 (Address) _____

This instrument was prepared by

(Name) Walter Fletcher
2121 Highland Avenue
 (Address) Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/83
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and no/100 Dollars and the execution of a purchase money mortgage in the amount of \$13,000.00 ~~XXXXXX~~
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

SIMONE J. AMATO and wife, LESLIE AMATO
 (herein referred to as grantors) do grant, bargain, sell and convey unto

A. W. WARNICK and MARGIE B. WARNICK
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

A part of the SW 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, and run East along the South line of said 1/4-1/4 section 675.0 feet to point of beginning; thence continue along last described course 190.0 feet; thence left 91°45' and run Northerly 773.63 feet to a point of intersection with the southerly right of way line of Shelby County Road No. 266; thence Southwesterly along said road right of way 257.16 feet; thence left 47°38' and run southerly 594.23 feet to the point of beginning.

Subject to easements and restrictions of record, and current state, county and city taxes.

Subject to that certain mortgage of Simone J. Amato to Federal Land Bank of New Orleans recorded in Mortgage Book 355, page 685, which grantor covenants and agrees to pay in accord with all its terms, and upon full payment of the purchase money mortgage given as a part of the consideration for this conveyance, grantor warrants that he will pay all sums necessary to secure the release of the subject property from that mortgage.

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 9th day of May, 19 86.

STATE OF ALABAMA, SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1986 MAY 13 AM 10:40 (Seal)
Judge of Probate
 1. Deed Tax \$ 2.00
 2. Mtg. Tax _____
 3. Recording Fee 2.00
 4. Indexing Fee 1.00
 TOTAL 5.00

Simone J. Amato (Seal)
Leslie Amato (Seal)
Leslie Amato (Seal)

I, Walter Fletcher, a Notary Public in and for said County, in said State, hereby certify that Simone J. Amato and wife, Leslie Amato 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 9th day of May, A. D., 19 86

Notary Public