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This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Mr. Sam C. Ranelli, Jr.  
(Address) 20 Scottsdale Drive  
Alabaster, Alabama 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-TWO THOUSAND AND NO/100 (\$72,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
FRANK RUSSO and wife, MURIEL L. RUSSO  
(herein referred to as grantors) do grant, bargain, sell and convey unto

SAM C. RANELLI, JR. and wife, JULIA P. RANELLI  
(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

Lot 20, according to the survey of Scottsdale, as recorded in Map Book 6 page 101 in  
the Office of the Judge of Probate of Shelby County, Alabama; being situated in  
Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Scottsdale Drive as shown by plat.  
Public utility easements as shown by recorded plat, including easements of 10 feet  
on the North and East sides of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Misc.  
Book 16 page 429 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in  
Deed Book 124 page 552 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company and South Central Bell by instrument  
recorded in Deed Book 300 page 744 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$64,800.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,  
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent  
remainder and right of reversion.

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 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 15th  
day of December, 19 86

WITNESS OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 DEC 18 AM 8:37

Judge of Probate

Frank Russo (Seal)  
Frank Russo

Muriel L. Russo (Seal)  
Muriel L. Russo

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Frank Russo and wife, Muriel L. Russo  
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 15th day of December A.D., 19 86

Notary Public