

SEND TAX NOTICE TO:

(Name) Michael James & Cathy S. Velotas

(Address) 236 Oakmont Road
B'ham, Al. 35243

This instrument was prepared by

(Name) CORRETTI & NEWSOM
1804 7th Avenue North
(Address) Birmingham, Alabama 35203

2340

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SEVENTY EIGHT THOUSAND AND 00/100 (\$178,000.00) DOLLARS

to the undersigned grantor, Wedgworth Construction Company, Inc., an Alabama corporation ~~XXXXXXXXXX~~ (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael James Velotas and wife, Cathy S. Velotas

(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 10, according to the Survey of Marwood, First Sector, as recorded in Map Book 9, Page 60, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1987.
2. Building line and easement as shown by recorded map.
3. Restrictions appearing of record in Real 18, Page 596, and Real 17, Page 824, in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Real 20, Page 235, in said Probate Office.
5. Agreement with Alabama Power Company recorded in Real 18, Page 593, in said Probate Office.

\$150,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage closed simultaneously with delivery of this deed.

BOOK 126 PAGE 240

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 APR 22 AM 8:44

1. Deed Tax	\$ 28 ⁰⁰
2. Mtg. Tax	_____
3. Recording Fee	2 ⁰⁰
4. Indexing Fee	1 ⁰⁰
TOTAL	31 ⁵⁰

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of April, 19 87

ATTEST:

WEDGWORTH CONSTRUCTION COMPANY, INC.
an Alabama corporation
By Michael W. Wedgworth
President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that Michael W. Wedgworth whose name as President of Wedgworth Construction Company, Inc. an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the

Jerry [Signature]
-no.

17th

day of April

1987

[Redacted]

8/15/88

[Redacted]

Public