

#26.092

(Name) ✓ Sammy J. Russo
6614 Remington Drive
(Address) Helena, AL 35080

This instrument was prepared by

(Name) L. B. Feld
(Address) 2019 Third Avenue North, 3rd Floor
Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of Ten and no/100----- DOLLARS
and other good and valuable considerations
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
SAM J. CANTAVESPRE and wife, JO ANN CANTEVESPRE

(herein referred to as grantors) do grant, bargain, sell and convey unto
SAMMY J. RUSSO and BONITA ANN RUSSO
SAM J. CANTAVESPRE and JO ANN CANTAVESPRE
(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 33, according to the survey of Quail Run, as recorded in Map Book 7, page 22, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, setback lines, rights of way, limitations, if any, of record.

Grantees expressly assume that certain indebtedness of Grantors under the mortgage to 1st Federal Savings & Loan Association of Bessemer recorded in Real Volume 157 at page 806, Shelby County Probate Office, as a part of the consideration for the within transfer, and agree to indemnify and hold harmless Grantors therefrom.

BOOK 173 PAGE 445

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JAN 9:41

88 MAR -2 AM 9:41

88 MAR 2
Thomas A. Shover
JUDGE OF PROBATE

1. Deed Tax \$26.00
2. Mig. Tax 5.00
3. Recording Fee 5.00
4. Indexing Fee 3.00
TOTAL 39.00

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 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

day of Jan, 19 88.

WITNESS:

NESS
B. Jemsi Broome (Seal)
J. J. Frost (Seal)
(Seal)

Sam J. Cantavespre (Seal)
 Jo Ann Cantavespre (Seal)

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Sam J. Cantavespre and wife, Jo Ann Cantavespre
whose name s 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,

day of

A. D. 19 88