

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Joseph J. Milazzo
1902 Wellington Road
 (Address) Homewood, Alabama 35209

This instrument was prepared by

(Name) Larry R. Newman, Attorney at Law

(Address) 604 38th Street South, Birmingham, Alabama 35222

Form TICOR 5200 1-84
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
 SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

1. Deed Tax \$ 11.50
 2. Mtg. Tax _____
 3. Recording Fee 2.50
 4. Indexing Fee 2.00
 TOTAL \$ 16.00

That in consideration of Fifty Nine Thousand Five Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Charles Saunders, a married man; Alan J. Swindall, a married man; and
 Olin Dabbs, a married man

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

Joseph J. Milazzo and Mary L. Milazzo

(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 1, according to the survey of the Final Plat, Phase I, Crystal Lake Estates as recorded in Map Book 12, page 16 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: 1) taxes for the years 1988 and thereafter; 2) restrictions, covenants and conditions as set out in instrument recorded in Map Book 12, page 16, in said Probate Office; 3) subdivision is to provide for construction of single family residences only, as shown by recorded plat; 4) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities thereto, including rights set out in Deed Book 30, page 394 in said Probate Office; and 5) rights of riparian owners in and to the use of said Crystal Lake.

Grantors warrant that no part of the above property constitutes their homestead or that of their spouses.

\$48,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject also to restrictions, covenants and conditions as set out by instrument recorded in Real 191, page 180, in said Probate Office.

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

day of June, 19 88

WITNESS:

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

88 JUL -1 AM 10:35

STATE OF ALABAMA

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
 hereby certify that Charles Saunders, Alan J. Swindall and Olin Dabbs
 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 23rd day of June, A.D., 19 88

Larry Newman

Glenda B. Fowler
 My Commission Expires April 18, 1989

Notary Public.

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