

SEND TAX NOTICE TO:

(Name) Anthony John Oddo & Dorothy J. Oddo  
492 - WALLACE DR.  
(Address) SHELBY, ALA 35142

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

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 ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
William M. Schroeder, a married man; Dorothy D. Schroeder, a married woman and  
David P. Downs, a single man

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

Anthony John Oddo and wife, Dorothy J. Oddo

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Boat Lot 2-A, according to the survey of Turtle Cove, First Addition, as recorded  
in Map Book 12, page 55, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Restrictions as recorded in Deed Book 340, page 919, at page 933, in Probate Office.
3. Transmission line permits to Alabama Power Company recorded in Deed Book 151, page 91; Deed Book 225, pages 918 and 921, in Probate Office.
4. Rights acquired by Alabama Power Company by instruments recorded in Deed Book 253, pages 116 and 120, in Probate Office.
5. 5-foot easement over the East side of Lot 2-A, as shown on recorded map.

BOOK 204 PAGE 993

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

88 SEP 19 AM 11:39

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 10.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL

14.50

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 19th

day of September, 19 88.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*William M. Schroeder* (Seal)  
William M. Schroeder  
*Dorothy D. Schroeder* (Seal)  
Dorothy D. Schroeder  
*David P. Downs* (Seal)  
David P. Downs

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that William M. Schroeder, a married man; Dorothy D. Schroeder, a married woman and  
David P. Downs, a single man  
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 19th day of September A. D., 19 88

*Dorothy Jackson*  
Notary Public.