

This instrument was prepared by

Send Tax Notice To: Timothy W. & Toni W. Overton
name

(Name) John L. Hartman, III
P. O. Box 846
(Address) Birmingham, Alabama 35201

address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-nine Thousand, Nine Hundred Fifty & no/100 (\$39,950.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Steve M. Vizzina, an unmarried man and Patricia Vizzina, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Timothy W. Overton and Toni W. Overton

(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 Colburn Subdivision, as recorded in Map Book 9
page 24 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 50 feet reserved
from Indian Crest Drive and Miller Circle as shown by plat; (3) Public utility
easements as shown by recorded plat, including a 10 foot easement on both sides
of lot; (4) Transmission Line Permit to Alabama Power Company as shown by
instrument recorded in Deed Book 246 page 429 and Deed Book 247 page 875
in Probate Office; (5) Easement to Birmingham Water Works Board as shown by
instrument recorded in Deed Book 304 page 720 in Probate Office; (6) Title to
all minerals within and underlying the premises, together with all mining
rights and other rights, privileges and immunities relating thereto, including
rights set out in Deed Book 42 page 246 in Probate Office; (7) All easements,
restrictions and reservations of record.

The above described property does not constitute the homestead of either of the grantors
herein.

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 we do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 25th
day of April, 19 89

WITNESS:

1. Deed Tax \$ 40.00
2. Mfg. Tax 2.50
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 47.00

STATE OF ALABAMA

JEFFERSON COUNTY

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

89 MAY -1 PM 12:15
JUDGE OF PROBATE

Steve M. Vizzina (Seal)
Steve M. Vizzina
Patricia H. Vizzina (Seal)
Patricia Vizzina
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Steve M. Vizzina, an unmarried man and Patricia Vizzina, a married woman
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 25th day of April, A. D., 19 89