

1589

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Daniel J. Lauletta
110 Cambrian Way
Birmingham, Al 35243
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 Seven thousand three hundred eighty four & 14/100 (7,384.14) DOLLARS & the assumption of the mortgage recorded in Real 144 page 220, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gregory J. Bozonelos & wife, Vanessa R. Bozonelos & James A. Bozonelos & wife, Sally Ann Bozonelos

(herein referred to as grantors) do grant, bargain, sell and convey unto Daniel J. Lauletta & Michelle A. Lauletta

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Legal Description on attached Exhibit "A".

Subject to taxes for 1989.

Subject to easement as shown by recorded map.

Subject to terms and conditions as set forth in the Declaration of Condominium, By Laws and Amendments as recorded in Misc. Volume 12, page 87, as amended by Misc. Volume 13, page 2, Misc. Volume 13, page 4, and Misc. Volume 13, page 344 in the Probate Office of Shelby County, Alabama.

Subject to limitations and conditions set forth in the Condominium Act.

By acceptance of this deed, grantees agree to assume the debt secured by the above mortgage.

BOOK 248 PAGE 596

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 28th day of July, 19 89

Gregory J. Bozonelos (Seal)
Vanessa R. Bozonelos (Seal)

James A. Bozonelos (Seal)
Sally Ann Bozonelos (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Gregory J. Bozonelos & wife, Vanessa R. Bozonelos & James A. Bozonelos & wife, Sally Ann Bozonelos 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 28th day of July A. D., 19 89

Larry L. Halcomb
Notary Public.

Exhibit "A"

Unit 110, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Volume 12, page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Volume 13, page 2, Misc. Volume 13, page 4 and Misc. Volume 13, page 3^{1/4} in said Probate Office, together with an undivided .0133124^{1/4} interest in the common elements as set forth in said declaration, as recorded in Map Book 6, page 62 in the Probate Office of Shelby County, Alabama.

BOOK 248 PAGE 597

STATE OF ALABAMA
I CERTIFY THAT
THIS INSTRUMENT WAS FILED

89 JUL 31 AM 10:30

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>7.50</u>
2. Mtg. Tax	—
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>5.00</u>
TOTAL	<u>17.50</u>