

Value
\$19,900.00

1700

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

Send Tax Notice To: _____
name _____
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 Ten Dollars & Other Valuable Considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sam A. Pillitteri, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Sam A. Pillitteri & Antoinette Pillitteri, his wife
(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 62, according to the survey of Woodvale, as recorded in Map Book 12, pages 21 and 22, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1990.

Subject to restrictions, building lines, easements and agreement with Alabama Power Company of record.

Subject to mortgage to National Bank of Commerce recorded in Real Vol. 279, page 517, Probate Office of Shelby County, Alabama.

The subject property is not the homestead of the grantor nor his spouse.

The grantor does not warrant title to minerals and mining rights.

- 1. Deed Tax ----- \$ 20.00
- 2. Mtg. Tax ----- \$ 0.00
- 3. Recording Fee ----- \$ 2.50
- 4. Indexing Fee ----- \$ 3.20
- 5. No Tax Fee ----- \$ 0.00
- 6. Certified Fee ----- \$ 1.00
- Total ----- \$ 26.50

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, I have hereunto set my hand(s) and seal(s), this 27th day of February, 19 90

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
90 FEB 28 AM 10:06 (Seal)
Judge of Probate (Seal)
JUDGE OF PROBATE

Sam A. Pillitteri (Seal)
Sam A. Pillitteri (Seal)
(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 Sam A. Pillitteri, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, A. D., 19 90
Notary Public