

SEND TAX NOTICE TO:

(Name) John C. Melof
Vivian L. Melof

(Address) _____

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

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,

That in consideration of Ten Dollars and other good and valuable consideration DOLLARS

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

John C. Melof and wife, Vivian L. Melof and Myrtle LaRocca, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

John C. Melof and Vivian L. Melof

(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 10, Block 4, according to Amended Map of Wyngate, First
Sector as recorded in Map Book 11, Page 81 in the Probate
Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

Advalorem taxes for the year 1990 which are a lien but are not due and payable
until October 1, 1990.

Existing easements, restrictions, set-back lines, limitations,
of record.

Mortgage to Altus Mortgage Corporation

BOOK 309 PAGE 846

2.50
1.00
2.50

1.00
2.50
4.00
1.00
8.50

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 5th

day of September, 1990

WITNESS:

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

90 SEP 14 PM 4:02

STATE OF ALABAMA

Jefferson

JUDGE OF PROBATE

John C. Melof (Seal)
Vivian L. Melof (Seal)
Myrtle LaRocca (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John C. Melof and wife, Vivian L. Melof and Myrtle LaRocca, an unmarried woman 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 5th

day of

September

A.D., 1990