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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Joseph T. Rosso
(Address) 943 Coral Circle
Alabaster, Alabama 35007

PARTNERSHIP WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY EIGHT THOUSAND NINE HUNDRED AND NO/100ths (\$78,900.00) Dollars

to the undersigned grantor, The Mitchell Company, an Alabama General Partnership (general) (limited) partnership,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Joseph T. Rosso and wife, Lynda J. Rosso

(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 47, in Block 2, according to the Amended Map of Bermuda Lake Estates, Second Sector, as recorded in Map Book 10, page 88, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$77,331.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of December 19 90

By Ann D. Gordon (Seal)
Partner

By _____ (Seal)
Partner

BOOK 323 PAGE 939

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA
Shelby

COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that
Ann P. Gordon

whose name(s) as general partner(s) of The Mitchell Company, an Alabama General Partnership
a (n) _____ (state) _____ (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 20th day of December, 19 90

AFFIX NOTARIAL SEAL

Richard D. Wink
Notary Public
My commission expires: 10-23-93

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

90 DEC 28 PM 12:20

James A. Gordon, Jr.
JUDGE OF PROBATE

1. Deed Tax	2.00
2. Mfg. Tax	
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	7.00
Total	11.00

046 304 323 2008

Return To:

TO

WARRANTY DEED

(Partnership form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by
Cahaba Title, Inc.

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