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This instrument was prepared by

(Name) LARRY L. HALCOMB

(Address) ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 35007

Send Tax Notice To: Anthony N. Carlesso

name

1005 Colonial Drive

address

Alabaster, Alabama 35007

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$127,900.00)

That in consideration of One Hundred Twenty Seven Thousand Nine Hundred & no/100 DOLLARS

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

Pete M. Jackson and wife, Janna M. Jackson,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Anthony N. Carlesso & Barbara G. Carlesso

(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 87, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10 page 84 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1991.

Subject to building setback line of 35 feet reserved from Colonial Drive as shown by plat.

Subject to public utility easements as shown by recorded plat, including a 7.5 foot easement on the rear of lot.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in Real 113 page 906 in Probate Office.

Subject to easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 133 page 540 and corrected in Real 181 page 663 in Probate Office.

\$87,900.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

4000
250
100
4650
Total

BOOK 345 PAGE 633

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 30th day of May, 1991

WITNESS:

(Seal)

(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 Pete M. Jackson & wife, Janna M. Jackson, 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 30th day of May, A. D., 1991

Larry L. Halcomb

Notary Public

91 JUN -3 PM 3:37
JUDGE OF PROBATE

Pete M. Jackson (Seal)
Janna M. Jackson (Seal)