

NO TITLE EXAM

695

SEND TAX NOTICE TO:

(Name) SARAH SCOZZARO
(Address) 4654 Wooddale Lane
Pelham, AL 35124

\$ 500.00

This instrument was prepared by

(Name) W. Alan Summers
1275 Center Point Road
(Address) Birmingham, Alabama 35215

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar & 00/100 DOLLARS

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

ROSS A. SCOZZARO, III, a unmarried man, SARAH SCOZZARO, an unmarried woman & MARY JO S. BURRUS, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto

SARAH SCOZZARO, a unmarried woman & MARY JO S. BURRUS, a unmarried woman (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 15, IN BLOCK 5, ACCORDING TO THE SURVEY OF WOODDALE FOURTH SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements and restrictions of record.

BOOK 383 PAGE 458

1. Deed Tax	\$ 1.50
2. Mig. Tax	\$ 2.50
3. Recording Fee	\$ 4.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 11.50

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 seals, this 29

day of August 1991.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
92 JAN 16 AM 11:00 (Seal)

Ross A. Scozzaro III (Seal)
Sarah Scozzaro (Seal)
Mary Jo S. Burrus (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROSS A. SCOZZARO, III, A UNMARRIED MAN, SARAH SCOZZARO A UNMARRIED WOMAN & MARY JO S. BURRUS, 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 29 day of August A. D., 1991
Cassandra M. [Signature] Public