

SEND TAX NOTICE TO:

(Name) Grantees

124 Winterhaven Drive  
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) DOUGLAS ROGERS, ATTORNEY

(Address) 1920 Mayfair Drive Birmingham, AL 35209

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 Eight Thousand Nine Hundred and no/100-----(\$8900.00)----- DOLLARS  
and assumption of the below mentioned mortgage  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Patrick D. Conner and wife Doris U. Conner

(herein referred to as grantors) do grant, bargain, sell and convey unto

Dominick Joseph Gagliardi and Benita Atchley Gagliardi

(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 16, Block 4, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, page 29 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to restrictions, easements, rights of way and building lines of record.

Subject to taxes for 1992.

Subject to that certain mortgage from Patrick D. Conner and Doris U. Conner to MortgageAmerica, Inc., dated May 23, 1986, recorded in Real 76, page 119; being last assigned to Shearson Lehman Mortgage Corporation in Real 198, page 207, in the Probate Office of Shelby County, Alabama, which Grantees herein assume and agree to pay according to its terms and Grantors warrant a balance not exceeding \$65,132.18.

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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 26

day of March, 19 92.

WITNESS:

(Seal)

Patrick D. Conner

PATRICK D. CONNER

992 3211 09:09:00 AM  
SHELBY COUNTY PROBATE