

Send Tax Notice To:

SAM and CONSTANCE DI GIORGIO
6475 Cahaba Valley Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 10TH day of APRIL, 1992, by SAM DI GIORGIO and wife, CONSTANCE DI GIORGIO, (hereinafter referred to as the "Grantors"), to SAM DI GIORGIO and wife, CONSTANCE DI GIORGIO, resident citizens of Shelby County, Alabama (hereinafter referred to as the "Grantees").

R E C I T A L S:

WHEREAS, on March 19, 1986, the real property described herein was conveyed by warranty deed recorded in Real Volume 79, Page 99 of the Office of the Judge of Probate of Shelby County, Alabama by AmSouth Bank N.A. to SAM DI GIORGIO and wife, CONSTANCE DI GIORGIO to have and to hold said real property for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple; and

WHEREAS, the Grantors now desire through this conveyance to sever the joint tenancy with right of survivorship held by the Grantors in and to the real property described herein and to vest undivided one-half (1/2) interests in and to said real property in each of the Grantees, SAM DI GIORGIO and wife, CONSTANCE DI GIORGIO, as tenants in common.

^{mm} (^{Five hundred} \$500.00) NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (~~\$10.00~~) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantees, SAM DI GIORGIO and wife, CONSTANCE DI GIORGIO, as tenants in common, their respective undivided one-half (1/2) interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SE 1/4 of the SW 1/4 of Section 6, Township 19, Range 1 West being more particularly described as follows:

That certain triangle in the SE corner of said SW 1/4 lying SE of Cahaba Valley Road also known as Highway 119. Situated in Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Taxes due in year 1992;
2. Existing rights-of-way, encroachments, party walls, building restrictions, zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;

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3. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

TO HAVE AND TO HOLD, to the said Grantees, as tenants in common, their heirs and assigns, forever.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 the undersigned has hereunto set their hands and seals this 10th day of April, 1992.

GRANTORS:

SAM DI GIORGIO

CONSTANCE DI GIORGIO

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SAM DI GIORGIO and CONSTANCE DI GIORGIO, whose name are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of April, 1992.

Alma J. Wright
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 27, 1994

THIS INSTRUMENT PREPARED BY

✓ Walton E. Williams, III
Berkowitz, Lefkovits, Isom & Kushner
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