

This instrument was prepared by

Send Tax Notice To: Frank G. Romano  
5258 Sunny Meadows Drive  
Birmingham, Alabama 35242  
address

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty thousand two hundred fifty & No/100 (130,250.00) DOLLARS

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

Cliff A. Moore and wife, Linda D. Moore

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

Frank G. Romano and Carolyn T. Romano

(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 7, Block 5, according to the Survey of Sunny Meadows, as recorded in Map Book 8, page 18, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1992.

Subject to 35 foot building line on North and East, as shown by recorded Map.

Subject to 10 foot easement on Rear, as shown by recorded Map.

Subject to Agreement with Alabama Power Company recorded in Misc. Volume 37, page 22, in the Probate Office of Shelby County, Alabama.

Subject to restrictions regarding Alabama Power Company recorded in Misc. Volume 37, page 21, in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Misc. Volume 36, page 881, in the Probate Office of Shelby County, Alabama.

The grantor(s) do not warrant title to minerals and mining rights.

\$ 104,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 20th day of April, 19 92.

WITNESSES  
(Seal)  
(Seal)  
(Seal)

Cliff A. Moore (Seal)  
Linda D. Moore (Seal)  
Linda D. Moore (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 Cliff A. Moore and wife, Linda D. Moore 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 20th day of April, A. D., 19 92

Larry L. Halcomb

Notary Public.

My Commission Expires January 23, 1994