

Return To:  
Conley, Moncus & Ward, P.C.  
200 SouthBridge Parkway  
Suite 650  
Birmingham, AL 35209

SEND TAX NOTICE TO:

(Name) Frank J. Tortorici  
Chris C. Tortorici  
(Address) 2500 Westminster Circle  
Birmingham, AL 35243  
10-1-11-0-007-025

This instrument was prepared by  
(Name) Clayton T. Sweeney  
2100 SouthBridge Parkway, Suite 650  
(Address) Birmingham, AL 35209

Form TITLE 5200 1-84  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Six Thousand and 00/100----- DOLLARS

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

Robert Wayne Newton and wife, Jo Beth D. Newton

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

Frank J. Tortorici and Chris C. Tortorici

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit "A"

Subject to:

Ad valorem taxes for the year 1992 which are not due and payable until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations of record.

\$163,072.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-11309

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 29th day of May, 19 92.

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

*Robert Wayne Newton* (Seal)  
Robert Wayne Newton (Seal)  
*Jo Beth D. Newton* (Seal)  
Jo Beth D. Newton

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Wayne Newton and wife, Jo Beth D. Newton 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 29th day of May, A. D., 19 92

*[Signature]*  
Notary Public.

EXHIBIT "A"

Lot 25 according to a survey of Meadowridge as recorded in Map Volume 11, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama less and except the following described property:

Begin at the Northwest corner of said Lot 25, said point being the common corner between Lot 25 and 26; thence run in a Southeasterly direction along the North line of said Lot 25 and also along the South line of said Lot 26 for a distance of 223.81 feet to the Northeast corner of said Lot 25; thence turn an angle to the right of  $98^{\circ}16'43''$  and run in a Southwesterly direction along the Southeast line of said Lot 25 and also along the Northwest line of Lot 10, Windsor Estates, as recorded in Map Book 9, on page 132 A & B, in the Office of the Judge of probate, Shelby County, Alabama, for a distance of 14.80 feet to the Southwest corner of said Lot 10; thence turn an angle to the right of  $84^{\circ}45'05''$  and run in a Northwesterly direction for a distance of 222.07 feet to a point on a curve which is concave to the Northwest having a central angle of  $3^{\circ}01'48''$  and a radius of 55.00 feet, said point being on the Southeast right of way of Westminster Circle; thence run in a Northerly direction along the arc of said curve and also along said Westminster Circle for a distance of 2.91 feet to the point of beginning.

Inst. # 1998-11309  
06/16/1992-11309  
08:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DCE NCO 22.00