

SEND TAX NOTICE TO:

(Name) Hilaire Bruno Desa

This instrument was prepared by

(Address) 630 Valleyview Dr
Pelham, AL 35124

(Name) Mary Lynn Campisi, Attorney at Law

(Address) 3017 Pumphouse Rd. Birmingham, AL 35243
FM No. ATC 27 Rev. 5/82

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten thousand three hundred four and 18/100ths
and assumption of existing first mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Craig T. Williams and Ann M. Williams, husband and wife
(herein referred to as grantors) do grant, bargain, sell and convey unto

Hilaire Bruno Desa and Cynthia Carlson Desa

(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 31, in Block 4, according to the survey of Cahaba Valley Estates - Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. 30 foot building restriction line from Valleyview Drive as shown on record map.
2. 10 foot easement along rear of lot for public utilities, sanitary sewers, storm sewers, storm ditches, as shown on record map.
3. Restrictions appearing of record in Misc. Volume 15, Page 333 and Misc. Volume 15, Page 501.
4. Right-of-way granted Alabama Power Company recorded in Volume 108, Page 279.
5. Easement and right-of-way granted Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 302, Page 83.
6. Right of way to Pelham Sewer Fund recorded in Volume 298, Page 677.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed 298, Page 597.

Grantees hereby agree to pay and assume that certain mortgage to Benchmark Mortgage Corporation as recorded in Book 107, Page 349 in the office of Judge of Probate, Shelby County, Alabama in the approximate balance of \$71,695.82. Said property lying in Shelby County, Alabama.

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 26th

day of March, 19 93.

WITNESS:

Hilaire de Sa (Seal)
Cynthia Carlson de Sa (Seal)
(Seal)

Ann M. Williams (Seal)
Craig T. Williams (Seal)
Craig T. Williams

STATE OF ALABAMA

Jefferson COUNTY

I, Mary Lynn Campisi, a Notary Public in and for said County, in said State, hereby certify that Ann M. Williams and Craig T. Williams 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 26th day of March, A.D., 19 93

Mary Lynn Campisi
Notary Public.

Inst # 1993-08434
03/29/1993-08434
01:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
1001 MCD 17.00