

Send Tax Notice To:

Joseph J. Milazzo
4996 Meadow Brook Road
Birmingham, Alabama 35242
PID#

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Two Hundred Twenty-Five Thousand and 00/100'S *** (\$225,000.00) Dollars

to the undersigned Grantor(s) , in hand paid by the Grantee(s)
herein, the receipt whereof is acknowledged, I or we,

Tommy H. Doron, Jr. and Mary R. Doron, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do
hereby grant, bargain, sell and convey unto

Joseph J. Milazzo and Mary T. Milazzo

(herein referred to as Grantees), for and during their joint lives
and upon the death of either of them, then to the survivor of them in
fee simple, together with every contingent remainder and right of
reversion, the following described real estate, situated in **Shelby**
County, Alabama, to-wit:

**Lot 21, According to the Survey of Meadow Brook, 7th Sector, Unit 1, as
recorded in Map Book 8 page 151 in the Office of the Judge of Probate of
Shelby County, Alabama; being situated in Shelby County, Alabama.**

\$80000 of the consideration stated hereinabove was paid from the
proceeds of a mortgage loan of even dated and closed
simultaneously herewith.

Subject to ad valorem taxes for 1993 and subsequent years, said
taxes being a lien but not due and payable until October 1, 1993.
Subject to restrictions, building lines, easements, agreements,
and right of ways are same are filed of record.

TOGETHER WITH all and singular, the rights and privileges,
hereditaments, and appurtenances thereto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their
joint lives and upon the death of either of them, then to the
survivor of them in fee simple, and to the heirs and assigns of such
survivor 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 in and to the property described hereinabove shall pass to
the surviving GRANTEE, and if one does not survive not survive the
other, then the heirs and assigns of the GRANTEES herein shall take
as tenants in common.

And said Grantor does for himself/herself, his/her heirs, executors
and assigns, covenant with said Grantee, his, her or their heirs and
assigns, that he/she/they is/are lawfully seized in fee simple of
said premises, that he/she/they is/are free from all encumbrances,
that he/she/they has/have a good right to sell and convey the same as
aforesaid, and that he/she/they will, and his/her/their heirs,
executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s)
this 16th day of April, 1993.

1993-12961
05/07/1993-12961
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 154.00

Tommy H. Doron, Jr.
Tommy H. Doron, Jr.

Mary R. Doron
Mary R. Doron

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tommy H. Doron, Jr. and Mary R. Doron, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **16th** day of **April, 1993**.

Robert W. Norton
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-24-95

(AFFIX SEAL)

93157B

This instrument prepared by:

Thomas E. Norton, Jr., Attorney at Law
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

Inst # 1993-12961

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