

SEND TAX NOTICE TO:

(Name) DONNA W. RENEAU
385 COMMANCHE ROAD
(Address) MONTEVALLO, ALABAMA 35115
58-27-5-21-1-001-011

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SouthBridge Parkway Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND THREE HUNDRED AND NO/100-----DOLLARS

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

MICHAEL ROMANO, JR. and spouse, MARIE M. ROMANO
(herein referred to as grantors) do grant, bargain, sell and convey unto

DONNA W. RENEAU, & LINDA P. WILLIAMS and SCOTT RENEAU
(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 118, ACCORDING TO THE SURVEY OF INDIAN HIGHLANDS, THIRD ADDITION
AS RECORDED IN MAP BOOK 6, PAGE 28, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

Subject to:
Advalorem taxes for the year 1993 which are a lien, but not due and
payable until October 1, 1993.
Easements, rights of way and restrictions of record.

\$ 112,750.00 of the consideration was paid from the proceeds of a
mortgage loan.

Inst # 1993-13250

05/10/1993-13250
01:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.50

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 30th day of APRIL, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Michael Romano, Jr. (Seal)
MICHAEL ROMANO, JR.
Marie M. Romano (Seal)
MARIE M. ROMANO

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that MICHAEL ROMANO, JR. and spouse, MARIE M. ROMANO whose names 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 30th day of APRIL, A. D. 1993

My Commission Expires: 11/9/94

Gene W. Gray, Jr.
Gene W. Gray, Jr. Notary Public.