

This instrument was prepared by  
(Name) William H. Halbrooks  
(Address) 704 Independence Plaza  
Birmingham, Alabama 35209

Send Tax Notice To: Michael T. Schley  
name  
1095 Copena Drive  
address  
Pelham, Alabama 35124

Inst # 1993-18030

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

STATE OF ALABAMA  
Jefferson COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Nineteen Thousand and no/100-----(\$119,000.00) **DOLLARS**

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

Allen J. Uffinger and wife, Antoinette Smeraglia Uffinger  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Michael T. Schley and Lucy R. Schley

(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 14, in Block 4, Indian Wood Forest, Third Sector, as recorded in Map Book 7, Page 104, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$103,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Antoinette Smeraglia Uffinger is one and the same as Antoinette Smeraglia.

Inst # 1993-18030

06/21/1993-18030  
12:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 22.00

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 17th  
day of June, 19 93

WITNESS:

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

Allen J. Uffinger (Seal)  
Antoinette Smeraglia Uffinger (Seal)  
Allen J. Uffinger  
Antoinette Smeraglia Uffinger

STATE OF ALABAMA  
Jefferson COUNTY

**General Acknowledgment**

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Allen J. Uffinger and wife, Antoinette Smeraglia Uffinger 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 17th day of June A. D., 19 93

My commission expires: 4/21/96

William H. Halbrooks  
Notary Public.