

(Name) Anthony M. Tevebaugh

(Address) 1103 Dearing Downs Drive
Helena, Alabama 35080

This instrument was prepared by

(Name) Courtney Mason & Associates PC

(Address) PO BOX 360817
Birmingham, AL 35236-0187

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred Ten Thousand and no/100ths \$110,000.00 DOLLARS

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

Gerard Dichiaro and wife Carolyn Dichiaro
(herein referred to as grantors) do grant, bargain, sell and convey unto

Anthony M. Tevebaugh and wife, Bonnie M. Tevebaugh

(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 30, according to the Sruvey of Dearing Downs, as recorded in Map Book 6, Page 126, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$104,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-38248

12/01/1993-38248
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 14.00

Carolyn Melton and Carolyn Dichiaro, are one and the same person.

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 out 28th hand(s) and seal(s), this
day of November, 19 93.

WITNESS:

(Seal) Gerard Dichiaro (Seal)
Gerard Dichiaro

(Seal) Carolyn Dichiaro (Seal)
Carolyn Dichiaro

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerard Dichiaro and wife, Carolyn Dichiaro 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 24th day of November, A. D., 19 93

Commission: 4-9-95 [Signature]
Notary Public

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