

This instrument was prepared by

(Name) Mary Lynn Campisi

(Address) 3017 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To: Gerald W. Cagle

name

4654 Wooddale Lane

address

Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWELVE THOUSAND AND NO/100----- DOLLARS (\$112,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, SARAH SCOZZARO, AN UNMARRIED WOMAN AND MARY JO S. BURRUS, AN UNMARRIED WOMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto Gerald W. Cagle and wife, Joanne M. Cagle

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 15, IN BLOCK 5, ACCORDING TO THE SURVEY OF WOODDALE, FOURTH SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$100,800.00 OF THE CONSIDERATION STATED HEREINABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN OF EVEN DATE AND CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO AD VALOREM TAXES FOR 1994 AND SUBSEQUENT YEARS, SAID TAXES BEING A LIEN BUT NOT DUE AND PAYABLE UNTIL OCTOBER 1, 1994.

SUBJECT TO RESTRICTIONS, BUILDING LINES, EASEMENTS, AGREEMENTS AND RIGHT OF WAYS AS SAME ARE FILED OF RECORD. *Inst # 1994-19335*

06/17/1994-19335
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 20.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 10th day of June, 19 94.

(Seal)

Sarah Scozzaro

(Seal)

(Seal)

Mary Jo S. Burrus

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

I, Mary Lynn Campisi, a Notary Public in and for said County, in said State, hereby certify that Sarah Scozzaro and Mary Jo S. Burrus, 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 10th day of June, A.D., 19 94

Mary Lynn Campisi

the undersigned

NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 6-16-95

Notary Public