

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Pamela E. Ammons Johnson
2902 Dublin Road
Helena, AL 35080

PARCEL#

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON)

That in consideration of EIGHTY NINE THOUSAND FIVE HUNDRED AND 00/100 (\$89,500.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Frank Russo and wife, Muriel L. Russo and Ronald A. Russo, a married man** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Pamela E. Ammons Johnson and Scott P. Johnson** (herein referred to as Grantees), as tenants in common with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 14, according to the Survey of Braelinn Village, Phase 1, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

The property described in this instrument is not the homestead of the Grantor. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$85,378.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

By the execution and delivery of this Deed, Grantors and Grantees acknowledge that it is not their intention to create a joint tenancy with right of survivorship, but, on the contrary it is their intention to create and they do hereby create a form of concurrent ownership in property as tenants in common during the respective lives of the Grantees, with cross-contingent remainders in fee to and in favor of the survivor, and to the heirs and assigns of such survivor, which interest so created in the Grantees are indestructible by the act of one of the Grantees.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

TO HAVE AND TO HOLD to the said Grantees, as tenants in common and with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 29th day of August, 1994.

Ronald A. Russo
Ronald A. Russo

Frank Russo
Frank Russo *Muriel L. Russo, BY her*
ATTORNEY IN FACT
FRANK A. RUSSO

Muriel L. Russo, by her attorney-in-Fact
Frank Russo

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Frank Russo individually and as as Attorney-in-Fact for Muriel L. Russo, who are husband and wife, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily, and acting within the scope and power of said power of attorney, in his capacity as Attorney-in-Fact for Muriel L. Russo on the day the same bears date.

Given under my hand and seal this the 29th day of August, 1994.

Frank Russo
Notary Public

My Commission Expires: 11/20/96

09/02/1994-27178
11:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 16.30

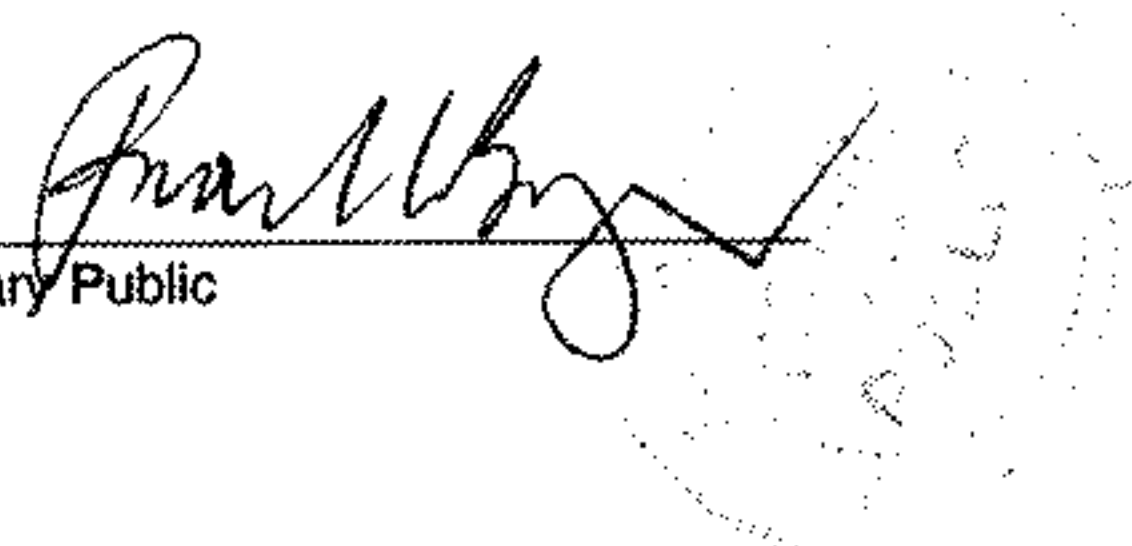
Inst # 1994-27178

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Ronald A. Russo**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 29th day of August, 1994.

My Commission Expires: 11/20/96


Notary Public

Inst # 1994-27178

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