

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
JAMES P. SUMNERS
2500 Westminster Circle
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twelve Thousand and no/100-----
----- Dollars (\$ 212,000.00) to the undersigned
grantor or grantors in hand paid by the GRANTEES herein, the
receipt whereof is acknowledged, we, **FRANK J. TORTORICI and wife,**
CHRIS C. TORTORICI, (herein referred to as GRANTORS) do grant,
bargain, sell and convey unto JAMES P. SUMNERS AND DONNA T. SUMNERS
(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 25, Meadowridge, as recorded in Map Volume 11 on Page
40, in the Office of the Judge of Probate of Shelby
County, Alabama, less and except the following described
property:

Begin at the Northwest corner of said Lot 25, said point
being the common corner between Lot 25 and 26; thence run
in a Southeasterly direction along the North line of said
Lot 25 and also along the South line of said Lot 26 for
a distance of 223.81 feet to the Northeast corner of said
Lot 25; thence turn an angle to the right of 98° 16' 43"
and run in a Southwesterly direction along the Southeast
line of said Lot 25 and also along the Northwest line of
Lot 10, Windsor Estates, as recorded in Map Book 9, on
Page 132 A & B, in the Office of the Judge of Probate,
Shelby County, Alabama, for a distance of 14.80 feet to
the Southwest corner of said Lot 10; thence turn an angle
to the right of 84° 45' 05" and run in a Northwesterly
direction for a distance of 222.07 feet to a point on a
curve which is concave to the Northwest having a central
angle of 3° 01' 48" and a radius of 55.00 feet, said
point being on the Southeast right of way of Westminster
Circle; thence run in a Northerly direction along the arc
of said curve and also along said Westminster Circle for
a distance of 2.91 feet to the point of beginning.

SUBJECT TO: All easements, restrictions, reservations,
and rights of way appearing of record affecting the
subject property.

\$ 182,000.00 of the total consideration recited above
was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and
administrators covenant with the said GRANTEES, their heirs and

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Inst # 1994-31573

assigns, that we are lawfully seized in fee simple of said premises; that it is 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of September, 1994.

WITNESS:

Frank J. Tortorici (SEAL)
FRANK J. TORTORICI

Chris C. Tortorici (SEAL)
CHRIS C. TORTORICI

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANK J. TORTORICI 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 20th day of September, 1994.

Paul J. Catledge
NOTARY PUBLIC

My Commission Expires: 1-18-97 (SEAL)

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRIS C. TORTORICI 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September, 1994.

Paul J. Catledge
NOTARY PUBLIC

My Commission Expires: 1-18-97 (SEAL)

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