

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

This instrument was prepared by

**SEND TAX NOTICE TO:**

Dennis D. Rosetta  
(Name) Melissa B. Rosetta  
67 Vick Circle  
(Address) Wilsonville, AL 35186

(Name) Mike T. Atchison, Attorney  
P O Box 822  
(Address) Columbiana, AL 35051

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 TWENTY SIX THOUSAND TWO HUNDRED FIFTY and no/100---(\$26,250.00) DOLLARS

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

ROBERT L. ROBINSON, a married man, as partner for The Homestead Joint Venture,  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
DENNIS D. ROSETTA and wife, MELISSA B. ROSETTA,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lots 2, 3, 4 & 5, according to the survey of The Homestead, Sector "A", Phase II,  
as recorded in Map Book 13, Page 87 in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

Subject to:

1. Restrictions on use of property as recorded in Shelby County Courthouse - Probate Office.
2. Power distribution restrictions of Alabama Power Company.
3. Flood plain restrictions of Alabama Power Company.
4. Easements, rights-of-ways, restrictions and all matters of public record.
5. Less and except mineral and mining rights, oil and gas rights and all rights incidental thereto.

11/22/1994-34745  
02:40 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 35.00

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, I have hereunto set my hand(s) and seal(s), this 21st day of November, 19 94.

WITNESS:

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

THE HOMESTEAD JOINT VENTURE  
BY: [Signature] (Seal)  
Robert L. Robinson, as Partner (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Robinson, a married man, as partner for the Homestead Joint Venture, 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 21st day of November, A. D., 19 94

My Commission Expires: 10/16/96

Notary Public.

Inst # 1994-34745