

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Robert J. Troncale, Jr.

name

5112 Weatherford Drive

address

Birmingham, AL 35242

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 FORTY ONE THOUSAND SEVEN HUNDRED FIFTY TWO AND NO/100----- DOLLARS (\$141,752.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, June M. Griffin, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert J. Troncale, Jr. and wife, Donna Troncale

(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 2, in Block 15, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1995.

Subject to restrictions, right-of-way, and 10 foot easement of record.

\$ 134,650.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-00062

Subject property is not the homestead of the grantor nor her spouse.

01/03/1995-00062  
10:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 16.00

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 29th day of December, 19 94.

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

June M. Griffin (Seal)  
June M. Griffin

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

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

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

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

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that June M. Griffin, a married woman whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December A.D., 19 94

Larry L. Halcomb

Notary Public

My Commission Expires:  
January 23, 1995