

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

FRANK L. RUOTOLO
120 KENTWOD WAY
ALABASTER, AL 35007

Inst # 1995-1579

05/03/1995-11579
02:35 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
JES 400 28.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY SIX THOUSAND and 00/100 (\$166,000.00) DOLLARS to the undersigned grantor, PROFESSIONAL HOMEBUILDERS, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto FRANK L. RUOTOLO and DEBORAH J. RUOTOLO, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 70, ACCORDING TO THE SURVEY OF KENTWOOD, 2ND ADDITION, PHASE I, AS RECORDED IN MAP BOOK 18 PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line of 30 feet reserved from Kentwood Drive as shown by plat.
3. Public easements as shown by recorded plat, including 10 feet on the Westerly and Northerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1992-22254 in Probate Office.
5. Agreement for water line easement as set out as Instrument #1992-18725 in Probate Office.
6. Easement(s) to BellSouth Telecommunications as shown by instrument(s) recorded as Instrument #1993-35654 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 18 page 60 in Probate Office.

\$149,400.00 of the consideration herein was derived from a mortgage 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, PROFESSIONAL HOMEBUILDERS, INC., by its PRESIDENT, DENNIS ELLISON who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 6th day of April, 1995.

PROFESSIONAL HOMEBUILDERS, INC.

By: 

DENNIS ELLISON, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DENNIS ELLISON, whose name as PRESIDENT of PROFESSIONAL HOMEBUILDERS, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 6 day of April, 1995.


Notary Public

My commission expires: 7/16/95

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