

WARRANTY DEED with JOINT SURVIVORSHIP

This Instrument Was Prepared By:

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

SEND TAX NOTICE TO:

Arnold Runyan
19959 River Road
Shelby, AL 35143

PARCEL# 58-31-3-08-0-001-015

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND NO/100 DOLLARS (\$85,000.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **RICKY C. LOCARNO AND WIFE, CYNTHIA E. LOCARNO** (herein referred to as Grantors) do grant, bargain, sell and convey unto **ARNOLD RUNYAN AND PHYLLIS J. RUNYAN** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 19, according to the Survey of Shelby Shores, as recorded in Map Book 4, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

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



\$68,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Cynthia E. Locarno, one of the grantors herein, is the one and same person as Cynthia E. Davis, one of the grantees in deed recorded in Real Volume 254, Page 732, in the Office of the Judge of Probate of Shelby County, Alabama.

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 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 31st day of May, 1995.


RICKY C. LOCARNO

CYNTHIA E. LOCARNO

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RICKY C. LOCARNO AND WIFE, CYNTHIA E. LOCARNO**, whose names are signed to the foregoing conveyance, and who are 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 the 31st day of May, 1995.


Notary Public

My Commission Expires: 11/20/96

zrunyan

Inst # 1995-14911

06/07/1995-14911
03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 25.50

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