

95:1705

Inst # 1995-15684

(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:
CHARLES RAUCCIO
2632 TAHITI TERRACE
ALABASTER, AL 35007
Inst # 1995-15684

STATE OF ALABAMA)
COUNTY OF SHELBY)

06/15/1995-15684
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY SEVEN THOUSAND and 00/100 (\$87,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOHN B. WILLIAMS and JEAN P. WILLIAMS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHARLES RAUCCIO and KIMBERLY A. RAUCCIO, 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 28, IN BLOCK 5, ACCORDING TO THE SURVEY OF SOUTHWIND, FOURTH SECTOR, AS RECORDED IN MAP BOOK 7 PAGE 97 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 35 feet reserved from Tahiti Terrace as shown by plat.
3. Public easements as shown by recorded plat, including 5 foot easement on the Northwesterly side.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 27 page 978 in Probate Office.
5. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 320 page 884 in Probate Office.
6. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 316 page 359 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 29 page 646 and covenants pertaining thereto recorded in Misc. Book 28 page 647 in Probate Office.


\$86,810.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOHN B. WILLIAMS and JEAN P. WILLIAMS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 9th day of June, 1995.



JOHN B. WILLIAMS




JEAN P. WILLIAMS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN B. WILLIAMS and JEAN P. WILLIAMS, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of June, 1995.



Notary Public

My commission expires: 2/12/95
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