

95-2038

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

Inst # 1995-35206

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

FRANK VIRGIL PINTARO  
429 MEADOWLARK PLACE  
MONTEVALLO, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY FIVE THOUSAND and 00/100 (\$75,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT J. MOELLER, A MARRIED PERSON and TERESA O. STAHL, A MARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto FRANK VIRGIL PINTARO and VICTORIA L. PINTARO, 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 4, BLOCK 4, ACCORDING TO THE SURVEY OF WILLOW GLEN, AS RECORDED IN MAP BOOK 7 PAGE 101 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 35 feet reserved from Meadowlark Place as shown by plat.
3. Public easements as shown by recorded plat, including a 20 foot along the Northerly side and an irregular along the Easterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 48 page 799 and Misc. Book 28 page 194 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 172 page 549 and Deed Book 316 page 804 in Probate Office.
6. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 101 page 80 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 7 page 101.
8. Subdivision Agreement with Plantation Pipeline Co. as set out by Misc. Book 25 page 830 in Probate Office.

Subject property does not constitute the homestead of the grantors Robert J. Moeller and Teresa O. Stahl, ~~12/28/1995-35206~~ respective spouses.

08:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 12.00

Robert J. Moeller is one and the same as Robert Moeller.

Teresa O. Stahl is one and the same as Teresa Stahl.

\$76,500.00 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, ROBERT J. MOELLER, A MARRIED PERSON and TERESA O. STAHL, A MARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of November, 1995.

  
ROBERT J. MOELLER

  
TERESA O. STAHL

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT J. MOELLER, A MARRIED PERSON and TERESA O. STAHL, A MARRIED PERSON, 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 29th day of November, 1995.

  
Notary Public

My commission expires: 7/14/98

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12/08/1995-35206  
08:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00