

96-2170

Inst # 1996-08056

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

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

LANCE P. SCARDINO  
2518 WOODDALE DRIVE  
PELHAM, AL 35216

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 FIFTEEN THOUSAND NINE HUNDRED and 00/100 (\$115,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CARL A. STOUT and MARY M. STOUT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LANCE P. SCARDINO and DENISE B. MUNN, (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 18, IN BLOCK 3, ACCORDING TO THE SURVEY OF WOODDALE, SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not due and payable until October 1, 1996.
2. 35 foot building line as shown on recorded map.
3. 7.5 foot easement on south side of lot as shown on recorded map.
4. Right-of-way granted to Alabama Power Company recorded in Volume 278, page 470.

\$110,105.00 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 the said premises are free from all

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SHELBY COUNTY JUDGE OF PROBATE  
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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, CARL A. STOUT and MARY M. STOUT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of March, 1996.

  
CARL A. STOUT

  
MARY M. STOUT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CARL A. STOUT and MARY M. STOUT, 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 1st day of March, 1996.

  
Notary Public

My commission expires: 7/16/98

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