

This instrument was prepared by

Send Tax Notice To: Jeffery K. Fox

(Name) Lamar Ham

name

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

737 Crosscreek Trail

address  
Pelham, AL 35247

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWO THOUSAND SIX HUNDRED AND NO/100-----  
----- DOLLARS (\$102,600) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Joseph Serio and wife, Carla Renee Serio

(herein referred to as grantors) do grant, bargain, sell and convey unto Jeffery K. Fox and la Dayne L. Fox

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 19, in Block 2, according to the Survey of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5, Page 127, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 82,050.00 of the purchase price was provided by a mortgage loan 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day of March, 19 96.

\_\_\_\_\_  
(Seal) James Joseph Serio (Seal)  
James Joseph Serio  
\_\_\_\_\_  
(Seal) Carla Renee Serio (Seal)  
Carla Renee Serio  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that James Joseph Serio and wife, Carla Renee Serio whose name(s) 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 20th day of March A.D., 1996

Lamar Ham Notary Public

Inst # 1996-10637  
04/82/1996-10637  
11:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB 25.50