

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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

SEND TAX NOTICE TO:

MITCHELL J. MAVROMAT, JR.
1732 TAHITI LANE
ALABASTER, AL 35007

05/02/1996-14416
02:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
21.00
003 SWA

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 THREE THOUSAND SEVEN HUNDRED and 00/100 (\$103,700.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DANA L. DEL BROCCO and VINCENT J. DEL BROCCO, HUSBAND AND WIFE and CHESTER F. TANKERSLEY and DONNA S. TANKERSLEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MITCHELL J. MAVROMAT, JR. and ANNA L. MAVROMAT, 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 20, BLOCK 1, ACCORDING TO THE SURVEY OF SOUTHWIND, SECOND SECTOR, AS RECORDED IN MAP BOOK 6 PAGE 106 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 Tahiti Lane as shown by plat.
3. Public easements as shown by recorded plat, including a 10 foot easement along the Easterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 16 page 673 in Probate Office.
5. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed 302 page 78 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 17 page 394 and covenants pertaining thereto recorded in Misc. Book 17 page 397 in Probate Office.

\$98,500.00 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, DANA L. DEL BROCCO and VINCENT J. DEL BROCCO, HUSBAND AND WIFE and CHESTER F. TANKERSLEY and DONNA S. TANKERSLEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 26th day of April, 1996.

Dana L. Del Brocco
DANA L. DEL BROCCO

VINCENT J. DEL BROCCO


CHESTER F. TANKERSLEY

Donna S. Tankersley
DONNA S. TANKERSLEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County,
in said State, hereby certify that ~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~ CHESTER F. TANKERSLEY and DONNA
S. TANKERSLEY, 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 26th day of April, 1996.

Heaven Riddle
Notary Public

MY COMMISSION EXPIRES MARCH 27, 1969

My commission expires: _____

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DANA L. DEL BROCCO and VINCENT J. DEL BROCCO, 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 26th day of April, 1996.



Notary Public

My commission expires:

7/16/98

Inst # 1996-14416

05/02/1996-14416
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SHELBY COUNTY JUDGE OF PROBATE
003 SNA 21.00