

THIS INSTRUMENT PREPARED BY:

DOUGLAS ROGERS, Attorney at Law
1920 Mayfair Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

Anthony Mark Naro, Sr. & Jean E. Naro
132 Winterhaven Drive
Alabaster, AL 35007

WARRANTY DEED
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

Seventy Seven Thousand and no/100-----Dollars (\$77,000.00),

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Ann H. Awtrey (herein referred to as Grantor), do grant, bargain, sell and convey unto Anthony Mark Naro, Sr. and Jean E. Naro (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 14, in Block 4, according to the Survey of Bermuda Hills, Second Sector-First Addition, as recorded in Map Book 7, Page 16, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to taxes for 1996.

Subject to easements, restrictions, rights of way and building lines of record.

Ann H. Awtrey is the surviving Grantee of that certain deed recorded in Real Volume 139, Page 891. The other Grantee, Herbert E. Awtrey having died on or about July 10, 1994, Grantor, Ann H. Awtrey is a single person at the time she executed this deed below.

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, I (we) have hereunto set my (our) hand(s) and seal(s), this 31st day of May, 1996

(Seal)

Ann H. Awtrey (Seal)
ANN H. AWTRY

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN H. AWTRY 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of MAY, 1996.

J. Douglas Rogers
NOTARY PUBLIC

Inst # 1996-18027

06/05/1996-18027
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD \$5.50

Inst # 1996-18027