

This instrument was prepared by

Send Tax Notice To: Scott H. Carlson

(Name) Larry L. Halcomb

name
2243 Richmond Lane
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Pelham, AL 35124

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 THIRTEEN THOUSAND FIVE HUNDRED AND NO/100.....
..... DOLLARS (\$113,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mike V. Pizzato and wife, Ashley A. Pizzato

(herein referred to as grantors) do grant, bargain, sell and convey unto Scott H. Carlson and wife, Andrea S. Carlson

(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 44, according to the Survey of 2nd Sector Chanda Terrace, as recorded in
Map Book 9, page 101, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1996.
Subject to restrictions, and easements, of record.

Grantors make no warranty of title as to mineral and mining rights.

\$ 86,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

09/06/1996-29375
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCJ 36.00

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 29th
day of August, 19 96.

(Seal)

(Seal)

(Seal)

Mike V. Pizzato (Seal)

Ashley A. Pizzato (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Mike V. Pizzato and wife, Ashley A. Pizzato
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 29th day of August A.D., 1996

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998

Inst • 1996-29375