

**THIS INSTRUMENT PREPARED BY:**  
James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

**SEND TAX NOTICE TO:**  
Jeffrey A. and Susan J. Serio  
2611 Shaddock Road  
Birmingham, AL 35214

STATE OF ALABAMA    )  
COUNTY OF SHELBY    )

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Thirty-Five Thousand Three Hundred and No/100 Dollars (\$35,300.00) and other good and valuable consideration, to the undersigned grantors, Curtis E. Taft and wife, Paula M. Taft, in hand paid by Jeffery A. Serio and Susan J. Serio, the receipt whereof is hereby acknowledged, the said Curtis E. Taft and wife, Paula M. Taft (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Jeffery A. Serio and Susan J. Serio (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 16, according to the survey of Chestnut Glenn, as recorded in Map Book 10, at Page 103, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in deed recorded in Deed Book 357, Page 82 in Probate Office; (3) Transmission line permits to Alabama Power Company as recorded in Real Book 084, Page 166; Real Book 120, Page 559 and Real Book 234, Page 208, in Probate Office; (4) A 75 foot building set back line from Chestnut Lane as shown on recorded map; (5) Restrictions as recorded in Real Book 126, Page 927, in Probate Office; (6) Easements as to underground cables as recorded in Real Book 138, Page 627, in Probate Office; (7) Agreement with Alabama Power Company as recorded in Real Book 138, Page 629, in Probate Office; (8) Two 20-foot drainage easements across said lot as shown on recorded map of subdivision.

\$26,475.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** to 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.

11/25/1996-38861  
10:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 20.00

Inst # 1996-38861

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 15<sup>th</sup> day of November, 1996.

WITNESSES:

V. C. Valdeis

Curtis E. Taft  
Curtis E. Taft

V. C. Valdeis

Paula M. Taft  
Paula M. Taft

STATE OF ALABAMA )  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Curtis E. Taft, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

Mam S Boardman  
Notary Public

My Commission Expires: 10-26-98

Inst # 1996-38861

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCI 20.00

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula M. Taft, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

Mam S Boardman  
Notary Public

My Commission Expires: 10-26-98