

This instrument prepared by:
John N. Randolph, Attorney
Srote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
John Denis Catalano
Virginia Lee Catalano
3165 Bradford Place
Birmingham, AL 35242

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Jesse T. Beckham, Jr. and wife, Mary A. Beckham** (herein referred to as grantors) do grant, bargain, sell and convey unto **John Denis Catalano and Virginia Lee Catalano** (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 76, according to the survey of Meadowbrook, 18th Sector, Phase 1, as recorded in Map Book 10, page 26, in the Probate Office of Jefferson County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35 foot building restriction line from Bradford Place as shown on recorded Map.
3. Easement over the rear 10 feet of said parcel for public utilities, sanitary sewers, storm ditches as shown on recorded Map.
4. Release of damages recorded Real Volume 171, page 853.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 89, page 984.
6. Terms, agreements, and right of way to Alabama Power Company as recorded in Real Volume 89, page 987.
7. Restrictions appearing of record in Real Volume 87, page 482, and as shown on recorded plat.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 26th of December, 1996.

X Jesse T. Beckham, Jr. (Seal)
Jesse T. Beckham, Jr.

X Mary A. Beckham (SEAL)
Mary A. Beckham

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jesse T. Beckham, Jr. and wife, Mary A. Beckham whose names 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 26th day of December, 1996.

Notary Public

Affix Seal

Inst. # 1997-00152

01/02/1997-00152
02:51 PM CERTIFIED
SHELBY COUNTY CLERK OF COURTS
JAN 2 1997