

SEND TAX NOTICE TO:

(Name) Kevin Vernazza
(Address) 112 Riverhaven Circle
Birmingham, AL 35244

This instrument was prepared by

(Name) Townes, Woods & Roberts P.C.
(Address) P.O. Box 96
Gardendale, AL 35071

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Two Thousand Seven Hundred Twenty-Five and NO/100-(\$52,725.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas C. Grant and wife, Glenda K. Grant

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kevin Vernazza and wife, Shirley H. Vernazza

(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 5, according to the Survey of Lake Cameron, as recorded in Map Book 19,
Page 82, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a
lien but not yet payable.

Inst # 1997-01177

01/13/1997-01177
08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 7

day of January 19 97

WITNESS:

(Seal)
(Seal)
(Seal)

Thomas C. Grant (Seal)
Glenda K. Grant (Seal)

STATE OF ~~ALABAMA~~ GEORGIA }
Gwinnett COUNTY }

I, the undersigned, a Notary Public in and for the State of Georgia,
hereby certify that Thomas C. Grant and wife, Glenda K. Grant
whose name are signed to the foregoing conveyance, and who are known to me,
on this day, that, being informed of the contents of the conveyance they
on the day the same bears date.

Given under my hand and official seal this 7 day of Jan, January

Barbara K. Kauder (Seal)