

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

Send Tax Notice to:
Matthew A. Vega
Jennifer W. Vega
5102 Colonial Park Road
Birmingham, Alabama 35242

Inst # 1997-03480

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **One Hundred Fifty-Three Thousand Five Hundred and 00/100 Dollars (\$153,500.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Anthony P. Ciulla and wife, Holli L. Ciulla** (herein referred to as grantors) do grant, bargain, sell and convey unto **Matthew A. Vega and Jennifer W. Vega** (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 7, according to the Survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. A ten foot public utility easement along the Northern and Eastern side of subject property as shown by recorded plat.
3. Restrictive Covenants as recorded in Misc. Book 47, page 278 and amended in Misc. Volume 47, page 283.
4. Right of Way to Alabama Power Company as recorded in Volume 329, page 313.
5. Agreement with Alabama Power Company regarding underground utilities as recorded in Misc. Volume 40, Page 801.
6. Restrictions per recorded plat in Map Book 8, Page 44.
7. Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 40, Page 807.

\$153,500.00 of the purchase price recited above was paid from the proceeds of two mortgage loans closed simultaneously herewith.

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 29th of January, 1997.

X Anthony P. Ciulla (Seal)
Anthony P. Ciulla

X Holli L. Ciulla (Seal)
Holli L. Ciulla

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony P. Ciulla and wife, Holli L. Ciulla 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 29th day of January, 1997.

Notary Public
Affix Seal

02/03/1997-03480
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50