

This instrument was prepared by

Send Tax Notice To: DAVID A. PLAIA

(Name) GENE W. GRAY, JR.

name

4724 CHIPPEWA LANE

address

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

PELHAM, ALABAMA 35124

1997-03680

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Inst

That in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$105,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
TERESA D. PARADISE AND JOHN R. PARADISE HUSBAND AND WIFE

(herein referred to as grantors) do grant, bargain, sell and convey unto DAVID A. PLAIA AND JENNIFER A. MEYER

(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, BLOCK 1, ACCORDING TO THE MAP AND SURVEY OF INDIAN HILLS, SECOND
SECTOR, AS RECORDED IN MAP BOOK 4, PAGE 91, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1997.

TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES,
TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND
IMMUNITIES RELATING THERETO, TOGETHER WITH THE RELEASE OF LIABILITY FOR
INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH
RIGHTS.

COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENTS RECORDED IN
DEED BOOK 231, PAGE 543 AND AMENDED IN VOLUME 238, PAGE 193.

RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN VOLUME 234, PAGE 657 AND
VOLUME 179, PAGE 380.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED MAP.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE &
TELEGRAPH COMPANY AS RECORDED IN VOLUME 232, PAGE 227 AND VOLUME 232, PAGE

Continued

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 31st
day of January, 19 97.

(Seal)

(Seal)

(Seal)

Teresa D. Paradise (Seal)
John R. Paradise (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
TERESA D. PARADISE AND JOHN R. PARADISE
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 31st day of January, A.D., 1997

GENE W. GRAY, JR.

Notary Public

Continuation of Legal Description

264.

AGREEMENT FOR WATER SYSTEM AS RECORDED IN VOLUME 229, PAGE 109 AND VOLUME 229, PAGE 112.

\$99,700.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1997-03680

02/04/1997-03680
11:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 16.50