

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
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SEND TAX NOTICE TO:

VINCENT B. CALTAGIRONE, JR.
2305 MAURY PLACE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTY TWO THOUSAND and 00/100 (\$182,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, ROGER P. HASTEROK and BRENDA D. HASTEROK, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto VINCENT B. CALTAGIRONE, JR., AND RAMONA D. CALTAGIRONE (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 19, ACCORDING TO THE AMENDED MAP OF ALTADENA WOODS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 19 PAGE 128, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Building setback line of 35 feet reserved from Maury Place and Vanessa Drive as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 111, Page 183 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 139 Page 571 in Probate Office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Real Volume 114 Page 107 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 117 page 607 and covenants pertaining thereto recorded in Real 117 page 610 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 138 page 119 in Probate Office.
8. Restrictions, limitations and conditions as set out in Map Book 10 Page 128.

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\$145,600.00 of the consideration herein was derived from a mortgage 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROGER P. HASTEROK and BRENDA D. HASTEROK, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of June, 1997.


ROGER P. HASTEROK


BRENDA D. HASTEROK

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROGER P. HASTEROK and BRENDA D. HASTEROK, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of June, 1997.


Notary Public

My commission expires: 2-17-2006

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