

SEND TAX NOTICE TO:

(Name) Anthony C. Ferlisi, Jr.
 4219 Park Circle
 (Address) Helena, Al. 35080

This instrument was prepared by

(Name) Patricia K. Martin
 3021 Lorna Rd.
 (Address) Birmingham, Al. 35216

Form 1-1-3 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
 Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety-nine thousand and no/100 (\$99,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Frank A. Zito and his wife Marshea F. Zito

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

Anthony C. Ferlisi, Jr. and Susan Renee Ferlisi

(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 10, in Block 1, according to the Amended Map of Plantation South, First Sector, as recorded in Map Book 7, Page 173, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
 Subject to: All easements, restrictions and rights of way of record.

\$79,200.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1998-25582

07/07/1998-25582
 02:50 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DD1 MCB 28.50

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 hands and seals, this 30 day of June, 19 98

WITNESS:

(Seal)
 (Seal)
 (Seal)

Frank A. Zito (Seal)
 FRANK A. ZITO
Marshea F. Zito (Seal)
 MARSHEA F. ZITO
 (Seal)

STATE OF ALABAMA }
 Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank A. Zito and his wife Marshea F. Zito 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of June, A.D. 19 98

Patricia K. Martin
 Notary Public

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