

SEND TAX NOTICE TO:

(Name) Robert Redigo *REC/CNC*
(Address) 2817 Altadena South Way
Birmingham, Al. 35244

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, Al. 35216Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMASTATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.
Shelby COUNTY }That in consideration of One hundred thirty-one thousand and no/100 (\$131,000.00) DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
George C. Cole and his wife Christy N. Cole(herein referred to as grantors) do grant, bargain, sell and convey unto *REC/CO* *REC/CO*
Robert Redigo and Tanya J. Redigo

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 14, in Block 1, according to the Amended Map of Awtrey & Scott Addition to Altadena South, as recorded in Map Book 5, Page 123, in the Probate Office of Shelby County, Alabama.

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

\$133,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

08/03/1998-29502
01:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 24day of July, 1998.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
COUNTY }*George C. Cole by Chad Beasley as his
attorney in fact* *(Seal)*
*Christy N. Cole by Chad Beasley as her
attorney in fact* *(Seal)*I, a Notary Public in and for said County, in said State,
hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.Given under my hand and official seal this day of

A. D. 19

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Chad Beasley whose name as Attorney in Fact under Durable Specific Power of Attorney for George C. Cole and Christy N. Cole, husband and wife, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he in his capacity as such Attorney in Fact under Power of Attorney for George C. Cole & Christy N. Cole executed the same voluntarily on the day the same bears date.

Given under my hand this the 24 day of July, 1998.

Patricia K. Maitri

NOTARY PUBLIC

My commission expires: 6/28/2000

Inst # 1998-29502

08/03/1998-29502
01:09 PM CERTIFIED
SHELBY COUNTY JUDGE & PROBATE
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