

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
James K. Bloom
Mary S. Bloom
16201 Misty Lane
Tampa, Fl 33625

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Three Thousand Eight Hundred and no/100 (\$23,800.00), to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **JOSEPH A. SANTORO**, a single man, (herein referred to as grantor), grant(s) bargain(s), sell(s) and convey(s) unto **JAMES K. BLOOM** and **MARY S. BLOOM** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Lot 10 and 11, Block 1, according to Parker's Subdivision, as recorded in Map Book 5, Page 27 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (a) 15-foot set back line from each boundary line of said lot in subdivision as recorded in restrictive covenants in Deed Book 251, Page 145 in the Probate Office of Shelby County, Alabama. (b) Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 251, Page 145, in said Probate Office. (c) Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 194, Page 47; Deed Book 194, Page 59 and Deed Book 253, Page 284, in said Probate Office; (d) Rights of riparian owners in and to the use of said Lay Lake (e) Subject to Flooding rights that Alabama Power Company may own as recorded in Deed Book 28, Page 208, in said Probate Office.

\$17,850.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

10/22/1998-41413
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 18.00

Inst # 1398-41413

JNSc / Davis Plarr

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
the 21st day of October, 1998.

Joseph A. Santoro
Joseph A. Santoro

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joseph A. Santoro, a single man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 1998.

William A. Gester
Notary Public
My Commission Expires: 9/11/99



Inst # 1998-41415

10/22/1998-41415
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