

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Charles F. Baldone
961 Spring Garden Street
Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF JEFFERSON)

That in consideration of TEN DOLLARS AND FOR THE PURPOSE OF GRANTING SURVIVORSHIP (\$10.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Charles F. Baldone and wife, Rita J. Baldone**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Charles F. Baldone and Rita J. Baldone** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Jefferson, to-wit:

Initial CFB RJB

Lot 26, according to the Survey of Sector Two, Spring Garden Estates, as recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.


Subject, to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 22nd day of December, 1998.

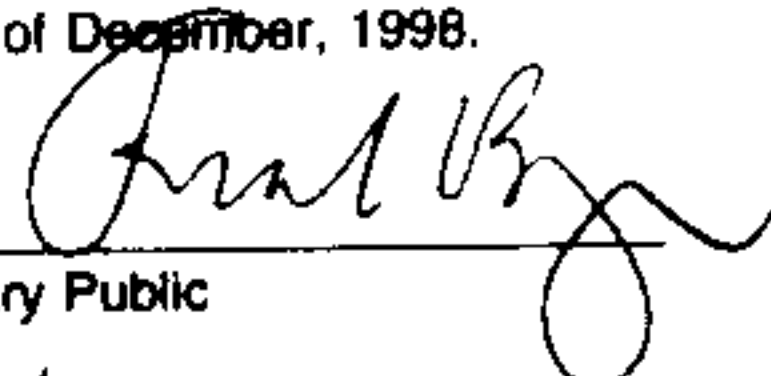

Charles F. Baldone


Rita J. Baldone

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Charles F. Baldone and wife, Rita J. Baldone** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22nd day of December, 1998.


Notary Public

My Commission Expires: 11/20/2000

Inst # 1999-00245

01/04/1999-00245
02:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CMH 9.00