

SEND TAX NOTICE TO:
William D. Congo
(Name) Tabatha L. Congo
127 Roy Court
(Address) Helena, AL 35080

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-3-8 Rev. 5/92
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of One Hundred Thirty-Five Thousand, Five Hundred & no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Natalie Valasek Scism and husband John C. Scism

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

William D. Congo and Tabatha L. Congo

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

Shelby County, Alabama to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 113,450.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-36653

09/01/1999-36653

08:52 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MMS 33.50

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, I/we have hereunto set my/our hand(s) and seal(s), this 27th day of August, 19 99.

WITNESS:

(Seal)

(Seal)

(Seal)

Natalie Valasek Scism (Seal)
Natalie Valasek Scism

(Seal)

John C. Scism (Seal)
John C. Scism

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Natalie Valasek Scism and husband John C. Scism, whose name 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 she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, A.D. 19 99.

James D. Holliman
Notary Public
3-12-2001

EXHIBIT "A"

Lot 3, according to the Survey of Laurel Woods, 6th Sector, as recorded in Map Book 21 page 141 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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