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This instrument was prepared by:
John L. Cole, Esq.
Post Office Box 55536
Birmingham, Alabama 35255-5536

SEND TAX NOTICE TO
Kenneth & Geneva Pitchford -
200 Mountain Vista Drive
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ~~Seventy-Five Thousand and 00/100 (\$75,000.00)~~ Dollars and Purchase Money Mortgage in the amount of ~~One Hundred Twenty-Five Thousand (\$125,000.00)~~ Dollars to the undersigned grantor (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we, Phillip J. Lasco and Wife, Virginia P. Lasco, (herein referred to as grantors), grant, bargain, sell and convey unto Kenneth E. Pitchford and Wife Geneva M. Pitchford, (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2-A, Block 4, according to the Resurvey of Lots 2 & 3, Block 4, Indian Springs Ranch, as recorded in Map Book 15 page 103 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Right of Way to Alabama Power Company as shown by instruments recorded in Volume 176, Page 71, Page 73 and Page 75, and Volume 198, Page 491 and Volume 214, Page 332, in the Probate Office of Shelby County, Alabama.

Restrictions contained in Volume 195, Page 467, and amended by Volume 224, Page 436, in the Probate office of Shelby County, Alabama.

Right of Way to Shelby County, Alabama as shown by instrument recorded in Volume 135, Page 7, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenant, 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 see 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, I (we) have hereunto set my (our) hand(s) and seal(s), this the 3rd day of August, 1999.

_____(Seal)

Phillip J. Lasco (Seal)

_____(Seal)

Virginia P. Lasco (Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

I, John L. Cole, a Notary Public in and for said County, in said State, hereby certify that Phillip J. Lasco & wife and Virginia P. Lasco, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 seal this 3rd day of August, A. D. 1999.

John L. Cole
Notary Public, Commission Exp. 3/16/2000

09/14/1999-3851E

11:07 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 1998 \$3.50

Inst. # 1999-3851E