

SEND TAX NOTICE TO:

(Name) Robert Aycock & Mary Ann Aycock
4017 Meadowood Drive
(Address) Birmingham, AL 35242

This instrument was prepared by

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

Form 1-1-3 Rev. 1997
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAORC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of Forty Two Thousand and no/100----- DOLLARS

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

Claude A. Smeraglia, a married man

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

Robert Aycock and Mary Ann Aycock

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

Shelby County, Alabama to wit:

Lot 13, according to the Survey of Shelby Spring Farms, Lakeland Sector 2, as recorded in Map Book 24, Page 144 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

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.

The property being conveyed herein does not constitute the homestead of the Grantor or his spouse.

Inst # 1999-39497

09/21/1999-39497
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 50.50

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 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 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 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 15th day of September, 1999.

WITNESS:

(Seal)

(Seal)

(Seal)

(X) Claude A. Smeraglia (Seal)
Claude A. Smeraglia (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Claude A. Smeraglia, a married man 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 15th day of September, A. D. 1999

[Signature]
Notary Public