

This instrument was prepared by

Send Tax Notice To: PHILLIP S. MARINO

(Name) GENE W. GRAY, JR.

name

(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

2072 CAHABA CREST DRIVE

address

HOOVER, ALABAMA 35241

999-48559  
Inst

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED THIRTY ONE THOUSAND AND NO/100

DOLLARS (\$231,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JIMMY HANKINS AND WIFE, JOANN HANKINS

(herein referred to as grantors) do grant, bargain, sell and convey unto PHILLIP S. MARINO AND WIFE, BERTHA M. DIEGUEZ MARINO

(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 22, ACCORDING TO THE SURVEY OF ALTADENA WOODS 2ND AND 5TH SECTORS, AS  
RECORDED IN MAP BOOK 10, PAGE 54 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE  
OF SHELBY COUNTY, ALABAMA AND ALSO BEING RECORDED IN MAP BOOK 151, PAGE 25 A &  
B, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.

RESERVATIONS, CONDITIONS, RESTRICTIONS AND LIMITATIONS AS SET FORTH BY DEED IN  
REAL VOLUME 103, PAGE 384.

BUILDING SETBACK LINES, RESTRICTIONS AND EASEMENTS AS SHOWN BY RECORD PLAT.

RIGHT OF WAY TO ALABAMA POWER COMPANY IN DEED BOOK 139, PAGE 571; DEED BOOK

114, PAGE 103; DEED BOOK 117, PAGE 611 AND DEED BOOK 140, PAGE 725.

RESTRICTIONS IN VOLUME 98, PAGE 727 AND VOLUME 117, PAGE 614.

AGREEMENT WITH ALABAMA POWER COMPANY IN VOLUME 140, PAGE 725.

MINERAL AND MINING RIGHTS IN VOLUME 138, PAGE 119 AND REAL VOLUME 184, PAGE  
126.

AGREEMENTS AS TO UNDERGROUND CABLES IN REAL VOLUME 117, PAGE 614.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the  
of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the  
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  
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  
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

*Value  
11/97*

999-48559  
NOTARILY  
CERTIFIED  
JUDGE OF PROBATE  
9.30

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th

day of November, 19 99

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

JIMMY HANKINS (Seal)  
JOANN HANKINS (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
JIMMY HANKINS AND WIFE, JOANN HANKINS  
whose name(s) 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 12th day of November, A.D., 1999

GENE W. GRAY, JR.

Notary Public

12/01/1999 4:55 PM  
12:24 PM CERTIFIED  
JUDGE OF PROBATE