

SEND TAX NOTICE TO:

Mr. & Mrs. Jesse M. Rutledge
1711 21st Ave., Apt. 10
CALEXIA, AL 35040

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **FOUR THOUSAND, SEVEN HUNDRED AND NO/100.....(\$4,700.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **ANTHONY J. GAGLIANO and JEANETTE D. GAGLIANO, Husband and Wife**, and **JOSEPH ANTHONY GAGLIANO, A Married Man, ROSEMARY GAGLIANO TIPPETT, A Married Woman, and FRANK MICHAEL GAGLIANO, A Married Man** (herein referred to as grantors), do grant, bargain, sell and convey unto **JESSE M. RUTLEDGE and MILLISON R. RUTLEDGE** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama to-wit:

**A tract of land located in SW 1/4 of SW 1/4 of Section 20, Township 22, Range 2 West, more particularly described as follows:
Commence at the Southwest corner of said Section 20 and run East along the South line of said section a distance of 99 feet to a point; thence North and parallel with the West line of said section a distance of 222 feet to a point; thence run West parallel to the South line of said section a distance of 99 feet to a point on the West line of said section; thence run South along said section line a distance of 222 feet to the point of beginning.**

Subject to:

1. Property taxes for 2000 and subsequent years, not yet due and payable.
2. Lack of a right of access to and from the land.
3. Deed to Anthony J. Gagliano and Jeanette D. Gagliano grants a remainder interest to the children of said parties. This remainder interest is vested in a class that at the present time remains open. The grantors herein affirmatively warrant against any loss or damage which might arise by a Final Decree of a court of competent jurisdiction finding title vested otherwise than as insured.

The above described property is not the homestead property of the grantors, or of the grantors' spouses.

**Inst # 2000-23547
07/13/2000-23547
09:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 18.50**

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 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 the 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 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, we have hereunto set our hands and seals, this 11th day of July, 2000.

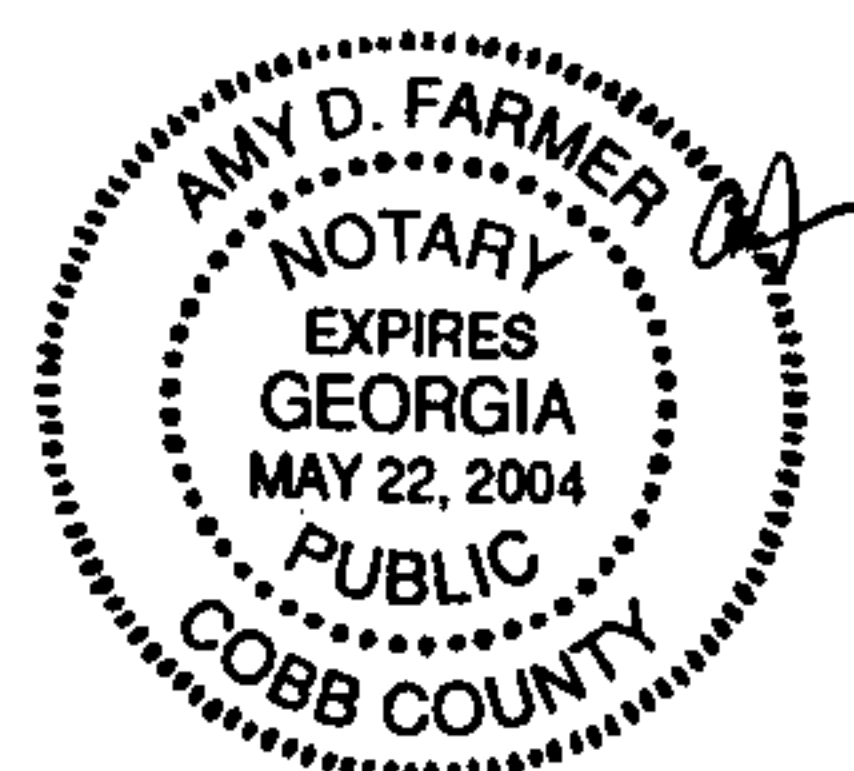
Anthony J. Gagliano (Seal)
ANTHONY J. GAGLIANO

Jeanette D. Gagliano (Seal)
JEANETTE D. GAGLIANO

Joseph Anthony Gagliano (Seal)
JOSEPH ANTHONY GAGLIANO

Rosemary Gagliano Tippet (Seal)
ROSEMARY GAGLIANO TIPPETT

Frank Michael Gagliano (Seal)
FRANK MICHAEL GAGLIANO



STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anthony J. Gagliano and Jeanette D. Gagliano, Husband and Wife, and Joseph Anthony Gagliano, A Married Man**, 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 11th day of July, 2000.

[Signature]
Notary Public



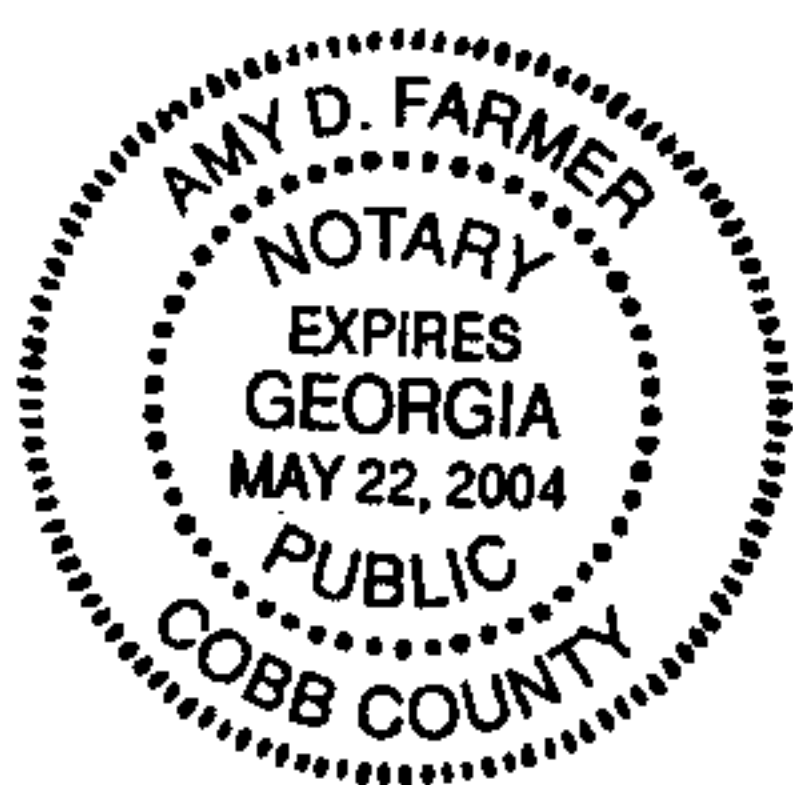
My Commission Expires: _____
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Nov 5, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF GEORGIA:

Cobb COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rosemary Gagliano Tippet**, A Married Woman, and **Frank Michael Gagliano**, A Married Man, 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 29 day of June, 2000.



Amy D Farmer
Notary Public

My Commission Expires: 5/22/04

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