

Warranty Deed in Fee Simple, Joint Tenants with Right of S



20020715000328320 Pg 1/2 44.00
Shelby Cnty Judge of Probate, AL
07/15/2002 14:01:00 FILED/CERTIFIED

John Piazza
3305 Brittany Court
Hoover, Alabama 35226

State of Alabama }
Jefferson County } Know all men by these presents

Warranty Deed in Fee Simple, Joint Tenants with Right of Survivorship

I, Amos E. Minor (grantor), a married man, as executor for the estate of Mila E. Minor(Jefferson County Probate Case # 165011), for and in consideration of the sum of thirty thousand dollars and no one hundredths(\$30,000.00 dollars, U.S.) to me in hand paid by John C. Piazza and Janet F. Piazza(grantees), a married couple, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto, John C. Piazza and Janet F. Piazza as joint tenants with right of survivorship the following described forty acres of real property situated in Shelby County, Alabama to wit:

The NorthEast Quarter of the NorthEast Quarter Section 6 Township18 South Range 2 East;

Shelby County, Alabama; Including mineral rights. No exceptions.

Subject to current taxes.

The property described herein is not the homestead of the grantor nor that of his spouse.

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 do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, that I will and my heirs, executors, and administrators, shall warrant and defend the same to said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have hereunto set my hand and seal this 13 day of July 2002.

Amos E. Minor
Amos E. Minor

Witness
STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Amos E. Minor , a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged

before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13 day of July, 2002.

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 A M Holder
signature of Notary Public

 A M Holder
name of notary public