

\$10,000.00

SEND TAX NOTICE TO:

(Name) Michael Valenti

(Address) 1842 Sunnvalley Road

Harpersville, Al. 35078

PID# 07-5-15-2-000-004.004

This instrument was prepared by

(Name) Claudean Hill

(Address) #1 Mt Laurel Ave. Suite 200 Birmingham, Al 35242

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birm



20030213000090550 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
02/13/2003 11:54:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN & no/oo (\$10.00) DOLLARS

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

Howard Roberson and Della Pender

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

Michael Valenti and Gwendolyn Valenti, a married couple

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

Shelby County, Alabama to-wit:

Commence at the NE Corner of the NE-1/4 of the NW-1/4 of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence Southerly along the East line of said quarter-quarter section a distance of 18.70 feet to a point on the South Right of Way line of Shelby County Highway No. 83; thence turn 90 Degrees 16 Minutes 31 Seconds right and run Westerly along said right of Way line a distance of 945.00 feet to the Point of Beginning of the property being described; thence continue along the last described course a distance of 105.00 feet to a point; thence turn 90 Degrees 16 Minutes 31 Seconds Left and run Southerly a distance of 210.00 feet to a point; thence turn 89 Degrees 43 Minutes 29 Seconds Left and run Easterly a distance of 105.00 feet to a point; thence turn 90 Degrees 16 Minutes 31 Seconds Left and run Northerly a distance of 210.00 feet to the Point of Beginning.

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, he/she have hereunto set hand(s) and seal(s), this 11 day of February, 2003.

WITNESS:

(Seal)

(Seal)

(Seal)

Howard Roberson (Seal)

Della Pender (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

I, Claudean Hill, a Notary Public in and for said County, in said State,

hereby certify that HOWARD ROBERSON & DELLA PENDER

whose name 15 signed to the foregoing conveyance, and who 15 known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 11th day of February, A. D., 2003

MY COMMISSION EXPIRES JANUARY 13, 2007

Claudean Hill

Notary Public.