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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

EUGENE TIMOTHY RUGGERIO  
201 CLOVER LEAF CIRCLE  
HELENA, ALABAMA 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED FIFTY TWO THOUSAND FIVE HUNDRED and 00/100 (\$152,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, RODNEY C. FOUNTAIN and CECELIA W. FOUNTAIN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto EUGENE TIMOTHY RUGGERIO, AN UNMARRIED MAN and RAIN FREE JETT, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF SHAMROCK, AS RECORDED IN MAP BOOK 16, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:



1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. EASEMENT(S); BUILDING LINE; AND, RESTRICTIONS AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1992-14288.
4. RIGHT OF WAY GRANTED THE CITY OF HELENA RECORDED IN INST. #1992-5794.

\$151,285.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RODNEY C. FOUNTAIN and CECELIA W. FOUNTAIN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of March, 2003.

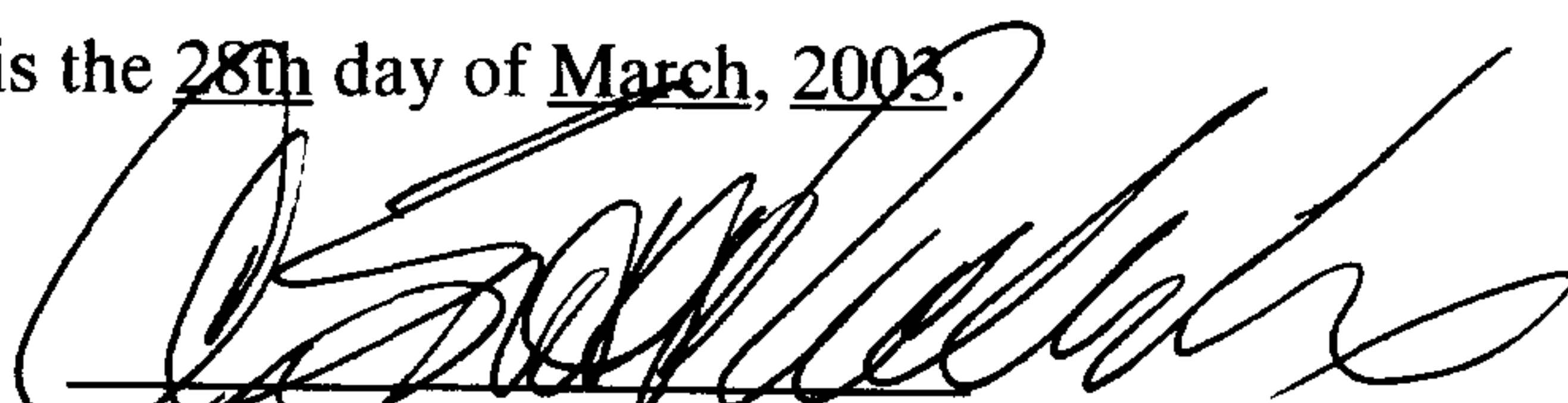
  
\_\_\_\_\_  
RODNEY C. FOUNTAIN  
  
\_\_\_\_\_  
CECELIA W. FOUNTAIN

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RODNEY C. FOUNTAIN and CECELIA W. FOUNTAIN, HUSBAND AND WIFE, whose name(s) 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 he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of March, 2003.

  
\_\_\_\_\_  
Notary Public

My commission expires: 5-20-04