



SEND TAX NOTICE TO:
**Joseph V. Carnaggio and Suzanne
W. Carnaggio**
5053 Wagon Trace
Birmingham, Alabama 35242

This instrument was prepared by:
Sunny Henderson
Trimmier Law Firm
2737 Highland Avenue South
Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Thirty Two Thousand dollars & no cents (\$332,000.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Gary B. Wolter and wife, Jean Denise Wolter** (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Joseph V. Carnaggio and wife, Suzanne W. Carnaggio** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 3, BLOCK 5, ACCORDING TO THE SURVEY OF APPECROSS, AS RECORDED IN MAP BOOK 6, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

- 1.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 10, Pages 515-527, and amended in Book 13, Pages 154-167, in the official records of Shelby County, Alabama.
- 2.) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 6, Page 42.

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, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **October 08, 2003**

_____(Seal)

Gary B. Wolter (Seal)
Gary B. Wolter

_____(Seal)

Jean Denise Wolter (Seal)
Jean Denise Wolter

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gary B. Wolter and wife, Jean Denise Wolter**, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 **8th day of October, 2003**.

[Signature]
Notary Public.
(Seal) 1-21-06

The best Title