

Send tax notice to: Lance Scardino, 2564 Magnolia Place, Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., St.160,  
Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred seventy-two thousand and no/100 (\$272,000.00)**  
**Dollars the amount of which can be verified by the Sales Contract between the parties**  
**hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein,  
the receipt whereof is acknowledged, I or we

**Daniel Jason Deshazo and his wife Mary-Lauren Deshazo whose mailing address is:**

1619 Stratford Pl j Pelham, AL 35129  
( herein referred to as grantor, whether one or more),

grant, bargain, sell and convey unto

**Lance Scardino and Rachel Scardino, whose mailing address is: 2564 Magnolia Place,**  
**Birmingham, Al. 35242**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following  
described real property situated in Shelby County, Alabama, the address of which is: 2564  
Magnolia Place, Birmingham, Al. 35242 to-wit:

Lot 32, according to the Survey of Magnolia's at Brook Highland, as recorded in Map Book 13,  
Page 102 A&B in the Office of the Judge of Probate of Shelby County, Alabama.


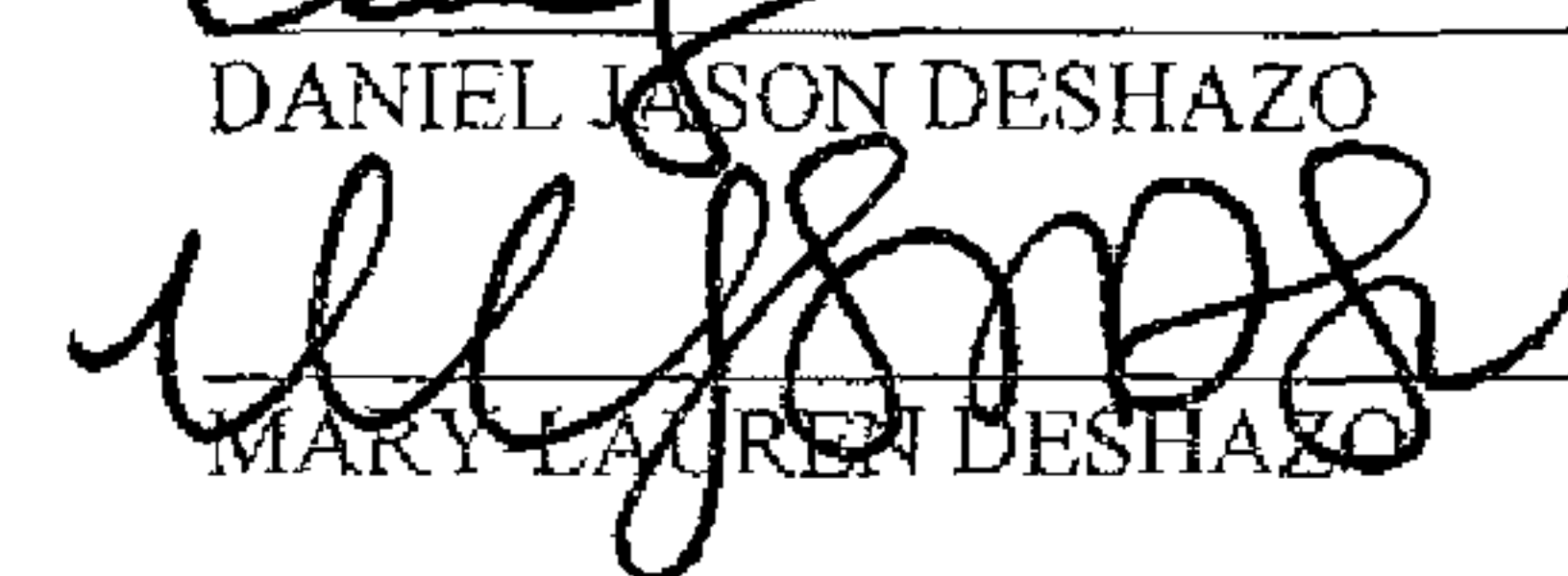
Subject to: All easements, restrictions and rights of way of record.

\$204,000.00 of the above mentioned purchase price was paid for from a mortgage loan which  
was 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 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 we have hereunto set our hands(s) and seal(s) this 18<sup>th</sup> day of March, 2016.

  
\_\_\_\_\_  
DANIEL JASON DESHAZO (SEAL)  
  
\_\_\_\_\_  
MARY LAUREN DESHAZO (SEAL)

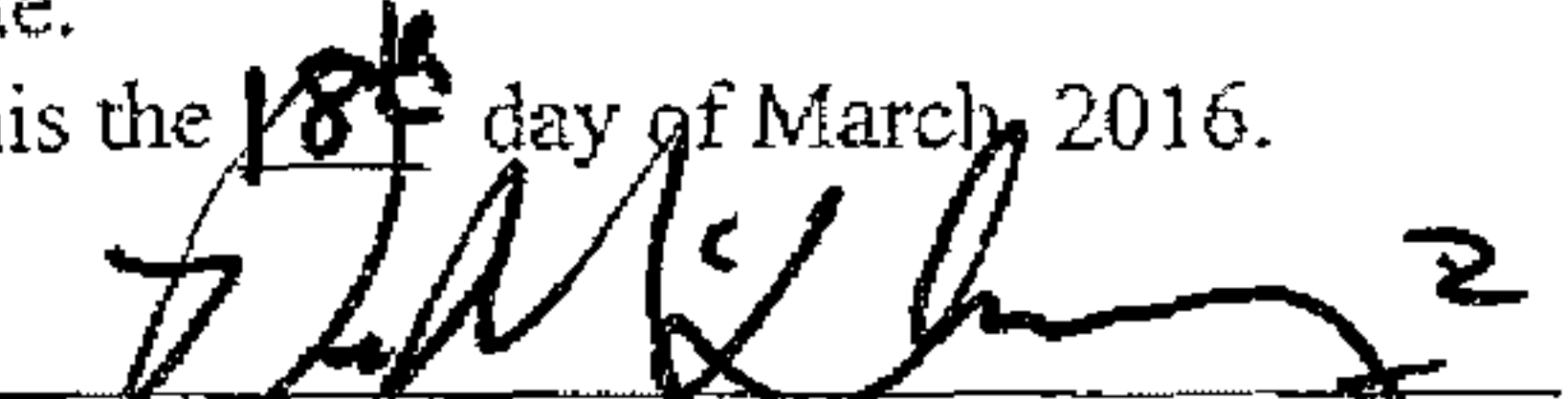
State of ALABAMA  
County of JEFFERSON

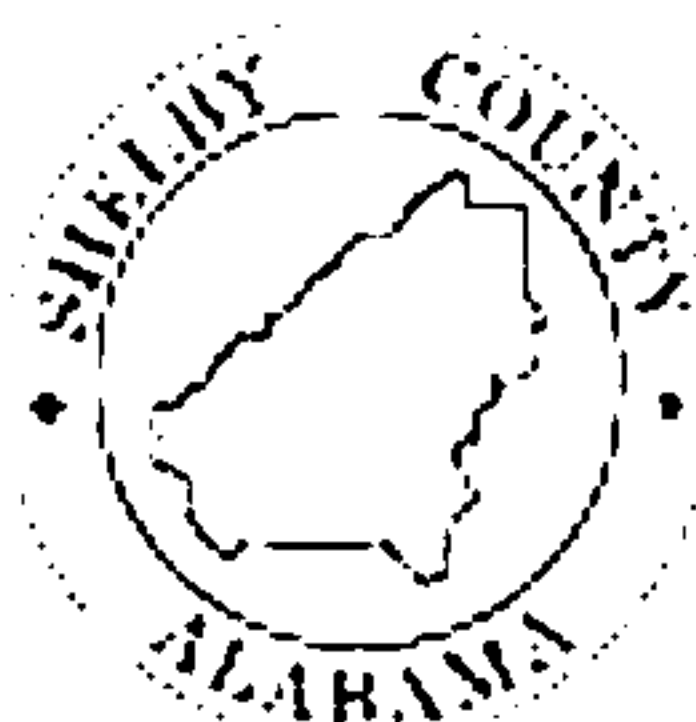
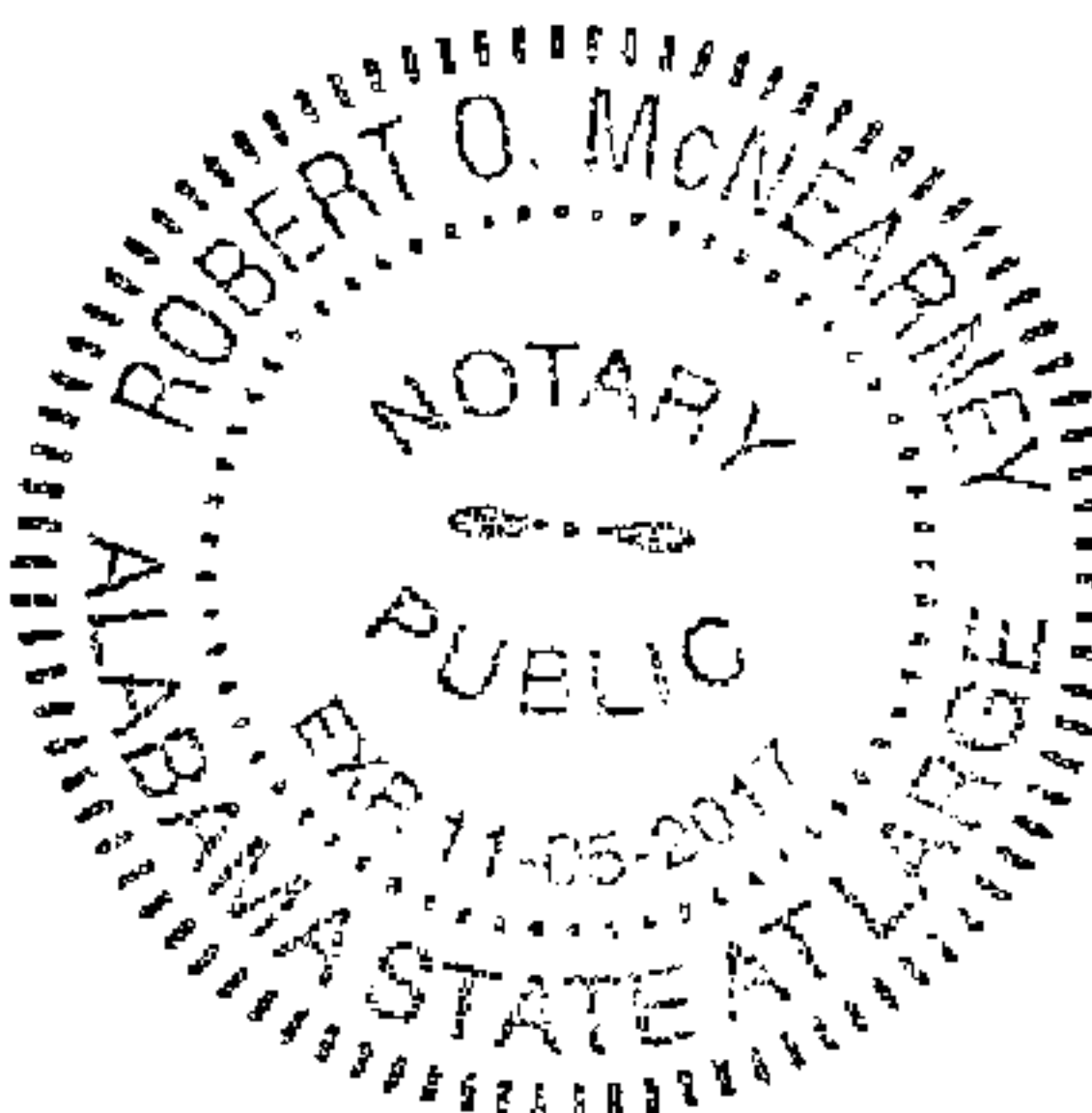
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Jason Deshazo and his wife Mary-Lauren Deshazo, whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18<sup>th</sup> day of March, 2016.

My commission expires:

11/5/17

  
\_\_\_\_\_  
NOTARY PUBLIC



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/21/2016 02:22:48 PM  
\$85.00 CHERRY  
20160321000090200

