

This instrument was prepared by:

Name) STEWART & ASSOCIATES, P.C.
Address) 3800 Colonnade Parkway, Suite 650
Birmingham, AL 35243

Send Tax Notice to:

(Name) KEVIN A. SERRA
(Address) 5421 Woodford Drive
Birmingham, AL 35242**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$225,000.00) DOLLARS

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

STEVEN VINCENT SERRA and AIMEE E. SERRA, husband and wife

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

KEVIN A. SERRA, an unmarried man

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

SHELBY

County, Alabama, to wit:

Lot 27, Block 8, according to the amended map of Woodford, recorded in Map Book 8, page 51 A, B, C & D, in the Probate Office of Shelby County, Alabama.

SUBJECT, to any and all restrictions, easements and rights-of-way of record affecting said property, if any.

\$213,750.00 of the purchase price herein is from the proceeds of a purchase money mortgage, executed this date and to be recorded simultaneously herewith.

Inst # 1997-02652
01/27/1997-02652
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 12th day of December, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)Steven Vincent Serra

(Seal)
AIMEE E. SERRA

(Seal)

STATE OF ALABAMA

JEFFERSON

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN VINCENT SERRA and AIMEE E. SERRA, HUSBAND and WIFE, whose name a are signed to the foregoing conveyance, and who are known to me, 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 12th day of December, 19 96

MY

COMMISSION EXPIRES OCTOBER 27, 1997

My Commission Expires:

Christopher P. Moody

Notary Public