

SEND TAX NOTICES TO:

VINCENT S. APICELLA & THERESA A. APICELLA
4008 VIRGINIA LANE
HELENA, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ninety-Five Thousand Nine Hundred and No/100 Dollars (\$ 95,900.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **OLD SOUTH BUILDERS, INC.** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **VINCENT S. APICELLA & THERESA A. APICELLA**, as joint tenants with rights of survivorship, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 40-A, according to the Resurvey of Lots 40 and 41, of Ashley Brook, as recorded in Map Book 26, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 2000 and of subsequent years not yet due and payable.

\$ 60,900.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR will warrant and forever defend the right and title to the property described herein unto the Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of Grantor and of all persons claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 17th day of March, 2000.

OLD SOUTH BUILDERS, INC.


By: 

(Grantor) Tommy Mayson
ITS: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy Mayson, whose name as President of Old South Builders, Inc., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 17th day of March, 2000.



NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

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03/20/2000-08743
10:32 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
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Inst • 2000-08743