

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
NAME: B. CHRISTOPHER BATTLES
ADDRESS: 3150 HIGHWAY 52 WEST
PELHAM, ALABAMA 35124

SEND TAX NOTICE TO:
NAME: G. Stephen Topazi, Jr.
ADDRESS: 104 King Arthur Place
Alabaster, Alabama 35007

Inst # 2000-30705

**THE STATE OF ALABAMA
SHELBY COUNTY**

Know All Men by These Presents: That in consideration of **One hundred thirteen thousand nine hundred dollars (\$113,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Milton L. Pace and Joyce C. Pace, Married** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **G. Stephen Topazi, Jr. and Stacey Topazi, Married** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 27, according to the Survey of Spring Gate, Sector One, Phase Three, as recorded in Map Book 20, Page 82, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easments, restrictions, set-back lines, rights of way, limitations, if any of record.

\$112,968.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I/we have hereunto set my/our hand(s) and seal(s) this 24th day of August, 2000

Witness

Witness

**STATE OF ALABAMA
SHELBY COUNTY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Milton L. Pace and Joyce C. Pace** , 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this 24th day of August 2000

MY COMMISSION EXPIRES: 2-25-2001

 (Seal)
MILTON L. PACE

 (Seal)
JOYCE C. PACE

09/06/2000-30705
10:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 9.50



NOTARY PUBLIC