


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
NEAL DEPIANO, SR.
465 ARROWHEAD LN.
PERHAM AL.
35124

STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20040408000181350 Pg 1/1 183.00
Shelby Cnty Judge of Probate, AL
04/08/2004 10:05:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One hundred seventy-two thousand and No/100 Dollars (\$), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Building Resources, LLC, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Neal C. Depiano, Sr. and Janice K. Depiano, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Final Plat of Sunset Meadows as recorded in Map Book 29, Page 106 in Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions, reservations and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantors; (4) Declaration of Protective Covenants as set out in Instrument Number 2002-17255 as the same currently exists or may be amended in the future; (5) Joint Easement Agreement between Lots 3 and 4 in said subdivision; (6) Rights of others to the use of the roadway located on the property conveyed herein.

The undersigned, being a member of the Grantor has all power and authority to execute this conveyance.

Grantors represents and warrant that there are no dues or assessments owing any governmental or quasi governmental entity with respect to the property conveyed.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hand and seal, this the 6 day of April, 2004.

Building Resources, LLC,

By: 

Its: Authorized Member

STATE OF ALABAMA)
Jefferson COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that STEVE STAMBA as Authorized Member of Building Resources, LLC, whose name 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 this instrument, he, in their capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 6 day of April, 2004.


Notary Public

My Commission Expires: 3.1.06