20040716000394780 Pg 1/1 110.00 Shelby Cnty Judge of Probate, AL 07/16/2004 13:18:00 FILED/CERTIFIED

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: Paul S. Milazzo and Amy O. Milazzo 409 Windchase Way Birmingham, AL 35242

STATE OF ALABAMA)	
	•	STATUTORY JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Seventy-Five Thousand and 00/100 (\$275,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Don Ryan Construction, Inc., an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Paul S. Milazzo and Amy O. Milazzo, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 25, according to the Survey of Windchase Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2004 and subsequent years not yet due and payable until October 1, 2004. Existing covenants and restrictions, easements, building lines and limitations of record.

\$176,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 14th day of July, 2004.

Don Ryan Construction, Inc.

Donald Lee Ryan, II, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donald Lee Ryan, II, whose name as President of Don Ryan Construction, Inc., an Alabama corporation, 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 the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: