


This Instrument was prepared by:
Law Office of P.K. Smartt
4 Office Park Circle, Suite 212, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Zeljko and Jennifer Ivanovic
4137 Somerset Ridge
Birmingham, AL 35242

STATUTORY WARRANTY DEED


20041104000609060 Pg 1/1 122.00
Shelby Cnty Judge of Probate, AL
11/04/2004 14:24:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of five hundred fifty five thousand and no/100, dollars (\$555,000.00),

to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is acknowledged,

R J Homes, LLC

(herein referred to as grantor), does grant, bargain, sell and convey unto

Zeljko M. Ivanovic, sole trustee of the Zeljko M. Ivanovic Living Trust dated October 23, 2003 and Jennifer A. Ivanovic, sole Trustee of the Jennifer A. Ivanovic Living Trust dated October 23, 2003

(herein referred to as grantee), together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 2, according to the Survey of Hudson's Add. to Brook Highland, as recorded in Map Book 31, Page 37, in the Probate Office of Shelby County.

Subject to easements current taxes, restriction and covenants, set-back lines and right of ways, in any, of record.


\$444,000.00 of the consideration herein was derived from a mortgage with Amerisave Mortgage Corporation. closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantees, their heirs and assigns of such survivor forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said R J Homes, LLC, by John J. Barrow, its Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of October, 2004.

R J Homes, LLC, an Alabama Limited Liability Company


By:  (SEAL)
By: John J. Barrow
Its: Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

Acknowledgment

I, Philander K. Smartt, III the undersigned, a Notary Public in and for said County, in said State, hereby certify that John J. Barrow, whose name as Member of RJ Homes, LLC an Alabama Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, John J. Barrow as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 26th day of October, 2004.


Notary Public

My Commission Expires: 2/1/07