

Mail Tax Notice to: Boyd and Emma Fillippeli
1306 Keith Road
Pelham, AL 35124



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Malcolm L. Wheeler, Attorney

(Address) 2230 3rd Ave., N., B'ham., AL 35203

(9)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Sixty-two Thousand Four Hundred Fifty and no/00 (\$62,450.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we I, Barbara M. Fuller Beckman, as Executrix of the Estate of Marie C. Fuller, as shown by Probate Case No. 124799, (herein referred to as grantors) do grant, bargain, sell and convey unto

Boyd Fillippeli and Emma Fillippeli

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 1, Block 3, according to Brookfield Subdivision, First Sector, as recorded in Map Book 5, Page 125, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Building setback line of 30 feet from Keith Road as shown by recorded plat; public utility easements as shown by recorded plat, including a 5 foot easement on the North and a 7.5 foot easement on the South and West sides of Lot; restrictions contained in Misc. Volume 4, Page 636, in the Probate Office of Shelby County, Alabama; and easement to Alabama Power Company recorded in Misc. Volume 4, page 818, in said Probate office.

Except all minerals of every kind and character, including but not limited to oil, gas, and gravel in, on, and under subject property.

Also subject to 1988 ad valorem taxes, which grantees assume and agree to pay. \$62,072.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This deed is made pursuant to Title 35-4-320 of the Code of Alabama, 1975, the said Marie C. Fuller having died October 18, 1987, before said contract could be completed, and the said Barbara M. Fuller Beckman being the duly appointed Executrix of her estate by the Probate Court of Jefferson County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

as Executrix of the Estate of Marie C. Fuller, deceased,

IN WITNESS WHEREOF, I, / have hereunto set my hand(s) and seal(s), this 20th

day of November, 19 87.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 DEC -1 AM 8:32

Barbara M. Fuller Beckman, as
Executrix of the estate of
Marie C. Fuller (Seal)

Barbara M. Fuller Beckman, as Executrix
of the Estate of Marie C. Fuller (Seal)

RECORDING FEES

Recording Fee \$2.50
Index Fee 1.00
General Acknowledgment
TOTAL \$4.00

STATE OF ALABAMA

Shelby COUNTY

I, Thomas A. Snowden, Jr. the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara M. Fuller Beckman, whose name as Executrix of the Estate of Marie C. Fuller, deceased, 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 conveyance she, as such Executrix and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, A.D., 19 87