

This Instrument Prepared By:
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Birmingham, Alabama 35216

2471
Send Tax Notice To:
VERTIS WAYNE FLIPPO
1150 CARIBBEAN CIR.
ALABAMA, AL. 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY TWO THOUSAND AND NO/100 DOLLARS (\$32,000.00), to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE herein, the receipt of which is acknowledged, DOGWOOD PROPERTIES, INC., a corporation, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto VERTIS WAYNE FLIPPO and JANE E. FLIPPO (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 38, according to the survey of Dogwood Forest, Third Phase, as recorded in Map Book 14, Page 46, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for 1990 and thereafter. (2) Restrictions and reservations as contained in Deed Book 318, Page 01, and Deed Book 318, Page 531, in the Probate Office of Shelby County, Alabama. (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 355, Page 136, and in Real 007, Page 887, in Probate Office. (4) Easement to Alabama Power Company as recorded in Real Record 148, Page 895, in Probate Office. (5) 75-foot building set back line from Poplar Ridge as shown on recorded map. (6) 10-foot utility easement over the West side of said lot as shown on recorded map. (7) Permit to Alabama Power Company and South Central Bell as recorded in Real Record 292, Page 665, in Probate Office. (8) Easement to South Central Bell as recorded in Real Record 149, Page 188, in Probate Office. (9) Restrictive covenants for Dogwood Forest Phase III bearing even date herewith and recorded with the Office of the Judge of Probate of Shelby County, Alabama.

\$23,625.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

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.

And the said DOGWOOD PROPERTIES, INC., does for itself, its successors and assigns, covenant with the said VERTIS WAYNE FLIPPO and JANE E. FLIPPO, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said VERTIS WAYNE FLIPPO and JANE E. FLIPPO, their heirs, executors and assigns forever against the lawful claims of all persons.

BOOK 296 PAGE 885

IN WITNESS WHEREOF, the said DOGWOOD PROPERTIES, INC., by John D. Baird, its President, who is authorized to execute this conveyance, has hereto set his signature and seal this the 14 day of JUNE, 1990.

DOGWOOD PROPERTIES, INC.

BY:

John D. Baird
Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John D. Baird, whose name as President of Dogwood Properties, Inc., a corporation, 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 said instrument, he, 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 this 14 day of JUNE, 1990.

[Signature]
Notary Public

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

90 JUN 20 PM 12:31

JUDGE OF PROBATE

1. Deed Tax	\$ 8.50
2. Mtr. Tax	\$
3. Recording Fee	\$ 5.00
4. Instrument Fee	\$ 3.00
5. Notary Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 17.50

BOOK 296 PAGE 886