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THIS DOCUMENT WAS PREPARED BY:

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Send Tax Notice To:

Samuel C. Campisi
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6049 Woodvale Road
Helena, Alabama 35080

THE STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

That in consideration of ONE HUNDRED FIVE THOUSAND AND No/100 (\$105,000.00) DOLLARS to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, LEWIS CONSTRUCTION CO., INC., a corporation (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto SAMUEL C. CAMPISI and wife, JANET S. CAMPISI (hereinafter referred to as Grantees), as joint tenants, with right of survivorship, the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 49, according to the Survey of Woodvale Subdivision, as recorded in Map Book 12, Pages 21 and 22 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1991.

2. Building set back lines and easements as shown by record plat.

3. Easements to Colonial Pipe Line Company in Deed Book 223, Page 431 and Deed Book 268, Page 211, in the Office of the Judge of Probate of Shelby County, Alabama.

4. Easements to Southern Natural Gas Company in Deed Book 91, Page 231, in said Probate Office.

5. Mineral and mining rights and all rights incident thereto, excepted in Deed Book 86, Page 182, in said Probate Office.

6. Right of way to Shelby County in Deed Book 271, Page 726, in said Probate Office.

7. Restrictions, conditions and limitations in Real Volume 189, Page 620 and Real Volume 246, Page 931, in said Probate Office.

8. Agreement with Alabama Power Company in Real Volume 189, Page 630, in said Probate Office.

\$78,000.00 of the purchase price recited above were paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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And Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs, personal representatives, executors 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; that it will and its successors and assigns will warrant and defend the same to the said Grantees, their heirs, personal representatives, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, LEWIS CONSTRUCTION CO., INC., has caused this conveyance to be executed by its President, who is hereunto authorized this 28th day of February, 1991.

ATTEST:

LEWIS CONSTRUCTION CO., INC.

By: _____
Its: _____

By: Gordon H. Lewis (SEAL)
Its: President

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gordon H. Lewis, whose name as President of LEWIS CONSTRUCTION CO., 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 the conveyance, he as such officer and with full authority executed the same voluntarily for and as the act of said association.

Given under my hand and seal this the 28th day of February, 1991.

E. Kay Wallace
NOTARY PUBLIC

My commission expires: 11-28-92

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STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAR -5 AM 8:28

William H. Thompson Jr.
JUDGE OF PROBATE

1. Doc. Tax	<u>27.00</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	<u>0.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>36.00</u>