Maureen E. Facklis (Name) - 3009 Brook Highland Drive Birmingham, AL 35242

This instrument was prepared by Clayton T. Sweeney

(Name) Corley, Moncus & Ward, P.C.

2100 SouthBridge Parkway Suite 650

(Address) Birmingham, AL 35209

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY COUNTY OF

That in consideration of Two Hundred Thirty Nine Thousand and NO/100---- (\$239,000.00) Dollars

a condensa da S & D Builders, Inc. to the undersigned grantor. (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Dean Facklis and Maureen E. Facklis

therein referred to as GRANTEES) as joint tonants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 137, according to the Survey of Brook Highland, an Eddleman Community, 6th Sector, 1st Addition, as recorded in Map Book 14, Page 71, in the Probate Office of Shelby County, Alabama.

Subject to:

4 PAGE

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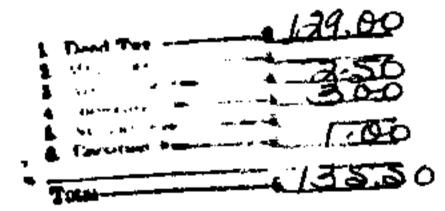
Advalorem taxes for the year 1991 which are a lien but are not due and payable until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of record.

\$110,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously.

STATE IN ALA. SHEET IS I CERTIFY THIS INSTRUMENT WAS FILE

91 JUL 23 AM 10: 08



TO HAVE AND TO HOLD Untdulighald GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenency 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 tonants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

R. Steve Jones IN WITNESS WHEREOF, the said GRANTOR, by its President, 1991 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of July

ATTEST:

& WARD,

S & D Builders Inc.

Steve Jones

President

STATE OF COUNTY OF SHELBY

the undersigned

a Notary Public in and for said County in said

State, hereby certify that

R. Steve Jones President of

S & D Builders, 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 corporation.

Given under my hand and official scal, this the

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whose name as a corporation, is contents of the contents of the Community My Community My Commission Expires: 5/29/95

tare Public