

This instrument was prepared by

615

(Name) Gene W. Gray, Jr.  
2100 SouthBridge Parkway, Suite 650  
(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy Thousand and NO/100-----DOLLARS  
----- (\$270,000.00) -----

to the undersigned grantor, Darrin Elliott Construction Company, Inc. a corporation,  
(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

Gregory M. Flipppo and Melissa B. Flipppo

(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

Lot 2, according to the Map and Survey of Greystone - 1st Sector,  
1st Phase, as recorded in Map Book 14, Page 91 in the Probate Office  
of Shelby County, Alabama.

Subject To:

Advalorem taxes for the year 1991 which are a lien, but are not due and payable  
until October 1, 1991;  
Easements, rights of way, set back lines, and restrictions of record.

\$ ALL of the consideration was paid from the proceeds of a  
mortgage loan.

NOTARY PUBLIC  
I CERTIFY THAT  
THIS INSTRUMENT WAS FILED

91 SEP 10 PM 2:27

JUDGE OF PROBATE

1. Deed Tax	\$ <u>Not pay</u>
2. Mtg. Tax	\$ <u>50</u>
3. Recording Fee	\$ <u>300</u>
4. Indexing Fee	\$ <u>1.00</u>
5. No Tax Fee	\$ <u>1.00</u>
6. Certified Fee	\$ <u>1.00</u>
Total	\$ <u>7.50</u>

BOOK 362 PAGE 984

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 con-  
tingent remainder and right of reversion. 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 encum-  
brances,

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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Darrin Elliott  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of May 19 91

ATTEST:

Darrin Elliott Construction Company, Inc.

By Darrin Elliott President

STATE OF Alabama  
COUNTY OF Jefferson

I, Gene W. Gray, Jr. a Notary Public in and for said County in said  
State, hereby certify that Darrin Elliott  
whose name as President of Darrin Elliott Construction Company, 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 seal, this the 2nd day of

May

19 91

Notary Public