

1399

Send Tax Notice To:

Michael Romano, Jr.
385 Comanche Road
Montevallo, Alabama 35115

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

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One Hundred Twenty-Four Thousand Five Hundred and 00/100'S ***
(\$124,500.00)

in hand paid to the undersigned Grantor, Ripple Creek Bullding, Inc., a corporation, (herein referred to as Grantor) receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

Michael Romano, Jr. and Marie M. Romano

(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 118, according to the Survey of Indian Highlands, Thrd Addition, as recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama.

\$99600 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1992 and subsequent years, not yet due or payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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; 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

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Norton, Beah

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal this 27th day of November, 1991.

Ripple Creek Building, Inc.

Marie M. Romano, President
Marie M. Romano, President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marie M. Romano whose name as President of Ripple Creek Building, 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/she 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 and official seal, this 27th day of November, 1991.

W. Russell Beals, Jr.
Notary Public
My commission expires: 09/21/94

C-91321

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
NORTON & BEALS, P.C.
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

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1. Deed Tax	\$ 25.00
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 0.00
Total	\$ 33.00

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 DEC 20 AM 8:56

JUDGE OF PROBATE