

2345

SEND TAX NOTICE TO:  
DAVID J. LANNI  
28 Dearing Downs  
Helena, AL. 35080

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTORNEYS  
3821 Lorna Road, Suite 110  
(Address) Birmingham, AL. 35244

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 TWENTY-THREE THOUSAND NINE HUNDRED AND NO/100 (\$23,900.00)  
DOLLARS

to the undersigned grantor, BOROUGH'S CORPORATION a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEE'S herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

DAVID J. LANNI and wife, TINA M. LANNI

(herein referred to as GRANTEE'S) 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 the County of Shelby, State of Alabama, to-wit:

Lot 28, according to the survey of Dearing Downs, 11th Addition,  
as recorded in Map Book 15, Page 90, in the Probate Office of  
Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1992 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations,  
covenants and conditions of record, if any. (3) Mineral and mining  
rights.

\$99,200.00 is being paid by the proceeds of a first mortgage loan  
executed and recorded simultaneously herewith.

BOOK 397 PAGE 564

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

92 MAR 25 PM 1:08

JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	0.00
2. Mig. Tax	\$	0.00
3. Recording Fee	\$	3.00
4. Indexing Fee	\$	1.00
5. No Tax Fee	\$	0.00
6. Certified Fee	\$	1.00
Total	\$	7.50

TO HAVE AND TO HOLD. To the said GRANTEE'S 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  
GRANTEE'S, 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 GRANTEE'S, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of March, 1992.

ATTEST:

BOROUGH'S CORPORATION

By Ray Borow President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority

a Notary Public in and for said County in said

State, hereby certify that  
whose name as

President of BOROUGH'S CORPORATION

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 9th day of

March,

1992.

My Commission Expires: 11-25-95

Notary Public