

SEND TAX NOTICE TO:

(Name) Charles A. Traffica
Eddie A. Traffica
 (Address) 4232 Ashington Drive
Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
 (Address) Birmingham, AL 35209

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA
 COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Twenty Seven Thousand and 00/100 Dollars

to the undersigned grantor, McGinnis Construction, 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

Charles A. Traffica and wife, Eddie A. Traffica

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, AL:

Lot 233, according to the Survey of Brook Highland, an Eddleman
 Community, 6th Sector, 2nd Phase, as recorded in Map Book 15, Page 50
 A & B, as recorded in the Probate Office of Shelby County, Alabama.
 Mineral and mining rights excepted.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable
 until October 1, 1992.

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

\$90,000.00 of the consideration was paid from the proceeds of mortgage loan
 closed simultaneously herewith

05/01/1992-6838
 03:36 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 143.50

137.00
 2.50
 4.00
 143.50

TO HAVE AND TO HOLD Unto the said 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 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. 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.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Rodney McGinnis
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of April 19 92

ATTEST:

McGinnis Construction, Inc.

By Rodney McGinnis
 Rodney McGinnis President

STATE OF Alabama
 COUNTY OF Jefferson }

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Rodney McGinnis

whose name as President of McGinnis Construction, 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 10th day of April 19 92

[Signature]
 Notary Public

CORLEY, MONCUS & WATKINS