

SEND TAX NOTICE TO:
(Name) James C. Moody & Jo Ann Moody
3105 Ashington Lane
(Address) 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 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty-eight Thousand Four Hundred and 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles H. Giorlando and wife, Mary Ann Giorlando

(herein referred to as grantors) do grant, bargain, sell and convey unto

James C. Moody and wife, Jo Ann Moody

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

Shelby County, Alabama to-wit:

Lot 238, 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.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due and payable until October 1, 1993.

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

\$ 190,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of the Grantor-00494
Inst # 1993-00494

01/07/1993-00494
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 55.00

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 4th day of January, 19 93.

WITNESS:

_____(Seal) Charles H. Giorlando (Seal)
_____(Seal) Mary Ann Giorlando (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, _____ the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles H. Giorlando and wife, Mary Ann Giorlando whose name _____ are signed to the foregoing conveyance, and who _____ are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, A. D., 19 93

My commission expires: 12/28/95

Charles M. Sweeney
Notary Public.