

This instrument prepared by:
Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
MICHAEL V. RASMUSSEN
1509 Wingfield Court
Birmingham, AL 35242

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TWO HUNDRED FORTY THOUSAND AND NO/100'S DOLLARS (\$240,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, we, CHARLES H. GIORLANDO AND WIFE, MARY ANN GIORLANDO, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell and convey unto

MICHAEL V. RASMUSSEN AND DEBRA G. RASMUSSEN

hereinafter referred to as GRANTEEES, as joint tenants, with the right of survivorship, the following described real estate situated in SHELBY County, Alabama, and being more particularly described as follows, to-wit:

Lot 821, according to the Survey of Brook Highland, an Eddleman Community, 8th Sector, 2nd Phase, as recorded in Map Book 16, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to the following exceptions:

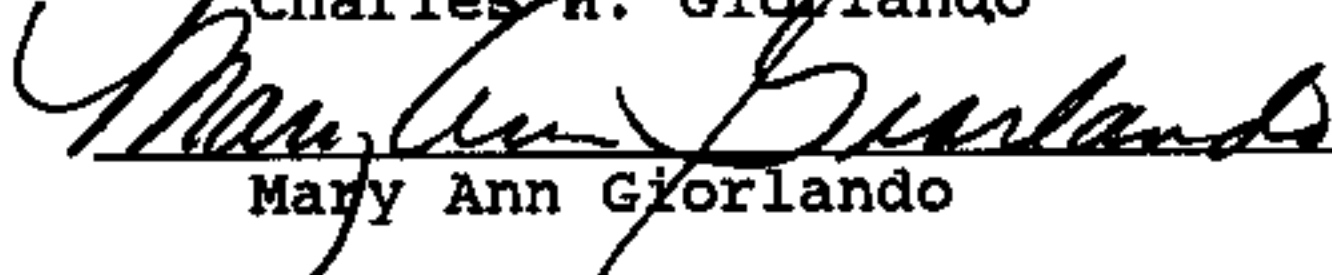
1. Ad valorem taxes for the year 1993 and subsequent years.
2. Easements, restrictions and right of ways of record.

\$140,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, the heirs and assigns, forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed to 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 the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantors and for Grantors' heirs, executors and administrators do hereby covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that we have good right to sell and convey the same as aforesaid; that we will and for our heirs, executors and administrators shall warrant and defend the same to the said Grantees, the heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals on this the 23rd day of March, 1993.


Charles H. Giorlando

Mary Ann Giorlando

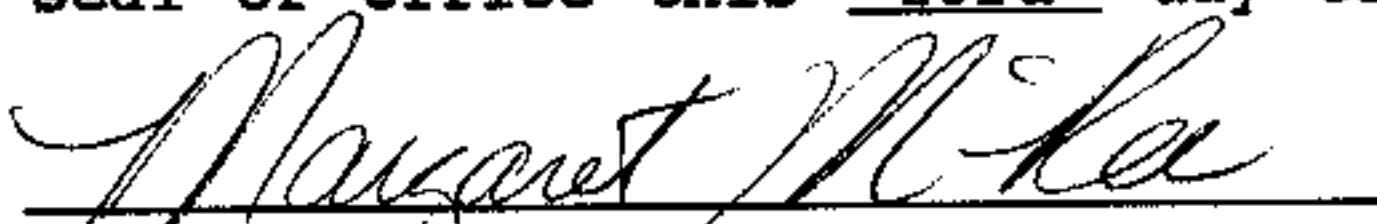
Inst # 1993-12730

05/05/1993-12730
02:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 100.00

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charles H. Giorlando and wife, Mary Ann Giorlando, whose names 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 within conveyance, that they executed the same voluntarily and on the day the same bears date.

Given under my hand and seal of office this 23rd day of March, 1993.


NOTARY PUBLIC
My commission expires: 2-5-95

Inst # 1993-12730

05/05/1993-12730
02:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR MCD ~~100.00~~
109.00