

SEND TAX NOTICE TO:

(Name) Michael A. Fattibene

(Address) 5228 Valleybrook Circle

Birmingham, Alabama 35244

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

100 Concourse Parkway Suite 350

(Address) Birmingham, Alabama 35244

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Six Thousand and no/100ths-----\$156,000.00 DOLLARS

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

GARY S. AUSLANDER and wife, THERESA A. AUSLANDER

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

Michael A. Fattibene and wife, Barbara E. Fattibene

(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 14, according to the resurvey of Valleybrook, Phase II, as recorded in Map Book 12, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$148200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-23734

07/29/1994-23734
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 16.50

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 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 7th

day of July, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

GARY S. AUSLANDER

THERESA A. AUSLANDER

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary S. Auslander and wife, Theresa A. Auslander whose name s 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 7th day of July, A. D., 1994

My Commission Expires: 4-9-95

Notary Public.

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