

SEND TAX NOTICE TO:

Gregory M. Flipppo
Melissa B. Flipppo
4005 Greystone Dr.
Hoover, AL 35242

This Instrument Prepared By:

Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Fifty Thousand and No/100ths Dollars (\$150,000.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Stacy J. Childs, a married man** (herein referred to as Grantor), do grant, bargain, sell and convey unto **Gregory M. Flipppo and wife, Melissa B. Flipppo** (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot Number Twenty (20), according to the survey of the Amended map of The Crest at Greystone as recorded in Map Book 18, page 17, A, B, C, & D in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

No portion of the above described real estate constitutes the homestead of the Grantor.

Subject to:

1. 1995 ad valorem taxes.
2. Existing easements restrictions, set back lines, limitations, if any, of record.

04/25/1995-10644
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00

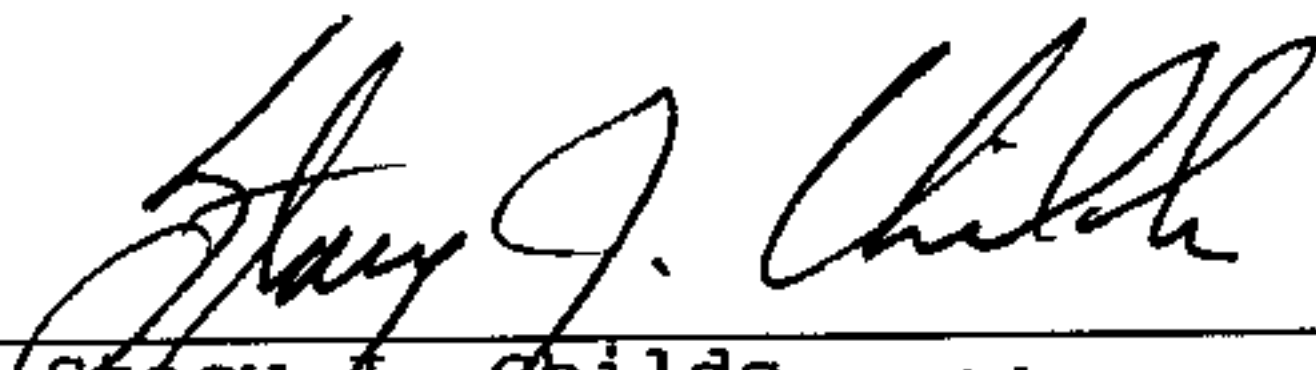
Inst # 1995-10644

\$130,000.00 of the purchase price recited herein was paid for from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hands and seals this the 21st day of April, 1995.


Stacy J. Childs
Inst # 1995-10644

STATE OF ALABAMA)

JEFFERSON COUNTY)

04/25/1995-10644
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 31.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stacy J. Childs, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 1995.


Notary Public

My Commission Expires: 8/21/95