

SEND TAX NOTICE TO:

(Name) Patrick J. Parrelli

120 Squire Drive

(Address) Helena, AL 35080

This instrument was prepared by

(Name) Anne R. Strickland, Attorney at Law

3021 Lorna Road, Suite 100

(Address) Birmingham, AL 35216

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred thirty-four thousand nine hundred eighty-four and no/100 Dollars (\$134,984.00)

to the undersigned grantor, Portrait Homes, 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

Patrick J. Parrelli and Joyce B. Parrelli

(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 29, according to the survey of Falliston Sector 2, as recorded in Map Book 19, Page 117, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, rights of way and covenants of record; taxes for 1995 and subsequent years not yet due and payable.

\$128,200.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-15320

06/12/1995-15320
01:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.50

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 vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of June 19 95

ATTEST:

Portrait Homes, Inc
By [Signature]
Robert L. Snider Vice President

STATE OF Alabama }
COUNTY OF Jefferson }

I, Anne R. Strickland a Notary Public in and for said County in said State, hereby certify that Robert L. Snider whose name as vice President of Portrait Homes, 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 8th

day of June 19 95

My commission expires: 5/11/97

Anne R. Strickland
Anne R. Strickland Notary Public

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