

WARRANTY DEED with JOINT SURVIVORSHIP

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

John I. Brewer  
2061 Cahaba Crest Drive  
Birmingham, AL 35242

PARCEL# 10-2-04-0-002-017

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY SIX THOUSAND AND NO/100 DOLLARS (\$186,000.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MICHAEL L. MOORE AND WIFE, DANA G. MOORE** (herein referred to as Grantors) do grant, bargain, sell and convey unto **JOHN I. BREWER AND FELICIA VIZZINA** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 17, Second Sector, according to the Survey of Altadena Woods, 2nd and 5th Sector, as recorded in Map Book 10, pages 54 A & B, in the Probate Office of Shelby County, Alabama, and in Map Book 151, Page 25, in the Probate Office of Jefferson County, Alabama; being situated in both Jefferson and Shelby County, Alabama. Mineral and mining rights excepted.

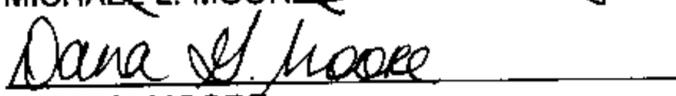
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$166,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this day of , 1995.

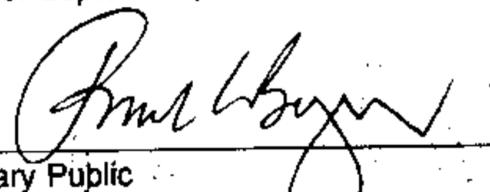
  
MICHAEL L. MOORE  
  
DANA G. MOORE

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **MICHAEL L. MOORE AND WIFE, DANA G. MOORE**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of September, 1995.

My Commission Expires: 11/20/96

  
Notary Public

Inst # 1995-27198  
09/27/1995-27198  
12:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 28.50

Inst # 1995-27198