

Send Tax Notice To:
John Elroy Slawinski and wife,
Deborah Bailey Slawinski
124 Spring Road
Birmingham, Alabama 35242

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1995-34256

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Three Hundred Forty Two Thousand Dollars and 00/100 (\$342,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Billingsley Homes, Inc., an Alabama Corporation**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **John Elroy Slawinski and wife, Deborah Bailey Slawinski** (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 24, in Block 1, according to the Survey of Summer Place, Second Sector, as recorded in Map Book 17, Page 132, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. 35 Foot Building line as shown on recorded map.
3. 20 foot easement on rear and thru middle of lot as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Restrictions appearing of record in Inst. #1995-7657.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Inst. #1994-6627.
7. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the Grantor.

NOTE: \$240,000.00 of the above consideration came from a mortgage loan closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 114.00

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 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 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 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, the said grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 21st day of November, 1995.

Billingsley Homes, Inc.

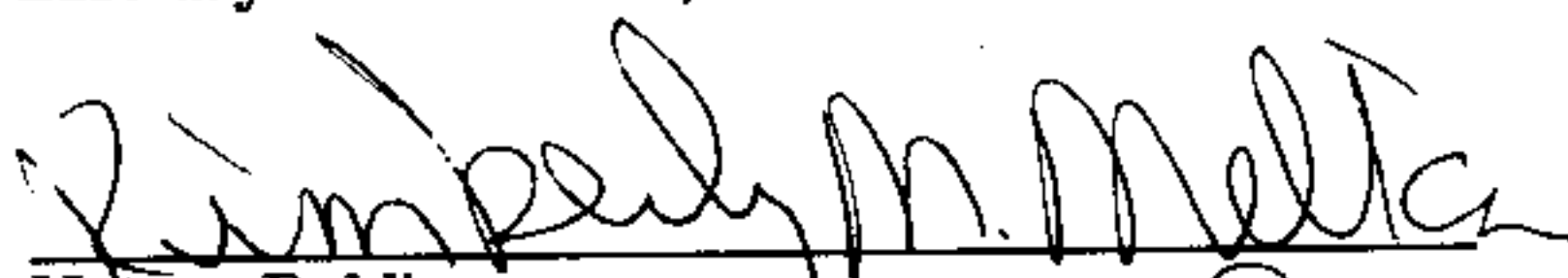

By: William T. Billingsley, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William T. Billingsley, as President, of Billingsley 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 21st day of November, 1995.


Notary Public
My Commission Expires: 3-1-99

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