

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
JIM PIHAKIS
4348 HERITAGE VIEW RD
BIRMINGHAM, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Six Thousand Five Hundred and No/100 Dollars (\$66,500.00), to the undersigned Grantor or Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, MICHAEL D. WESSON and wife, KATHLEEN R. WESSON (herein referred to as Grantors), do grant, bargain, sell and convey unto JIM PIHAKIS AND MARY PIHAKIS (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Deer Creek Estates, as recorded in Map Book 20, Page 75 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1996 and thereafter; (2) Building setback line of 35 feet reserved from Deer Crest Circle as shown by plat; (3) Easement(s) for water as shown by Instrument #1995-11492 in Probate Office; (4) Covenant and agreement concerning 30 foot water easement as set out by Instrument #1995-11492 in Probate Office; (5) Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1995-31518 in Probate Office; (6) Articles of Incorporation and By-Laws of Deer Creek Homeowners Association, Inc., said articles being recorded in Instrument #1995-31517 in said Probate Office; (7) Easements, restrictions and rights-of-way of record; (8) Easement to Alabama Power Company and South Central Bell Telephone Company dated November 2, 1995.


\$ ALL of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

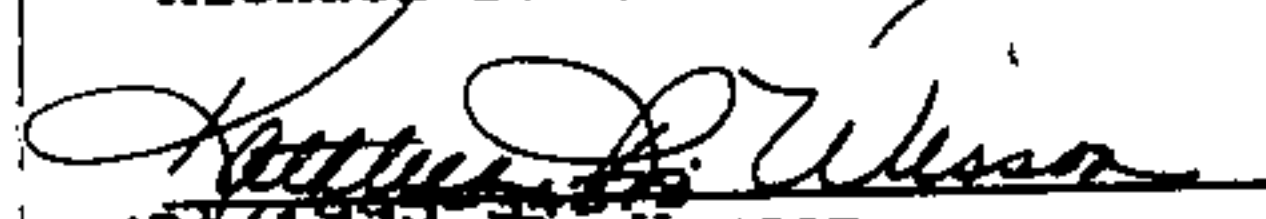
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, MICHAEL D. WESSON and wife, KATHLEEN R. WESSON, have hereunto set their hands and seals, this the 14 day of NOVEMBER, 1995.

Inst # 1995-34379


Michael D. Wesson


Kathleen R. Wesson
12/01/1995 09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

12/01/1995-34379
09:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1995-34379

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL D. WESSON and wife, KATHLEEN R. WESSON, 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 foregoing conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14 day of NOVEMBER, 1995.


Notary Public

My Commission Expires: 6-16-99

Inst # 1995-34379

12/01/1995-34379
09:23 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 12.00