

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Jason P. Tortorici and Jennifer M. George
(Address) 1290 Amberley Woods Drive
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eleven Thousand Seven Hundred Ninety DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we, Tanglewood Corporation (herein referred to as grantors), do grant, bargain, sell and convey unto

Jason P. Tortorici, a single man, and Jennifer M. George, a single woman (herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Amberley Woods, 2nd Sector, as recorded in Map Book 20 page 10 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 106,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-27889

08/26/1996-27889
01:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.00

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 15th day of August, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Tanglewood Corporation
Rebecca B. Harris (Seal)
Rebecca B. Harris, Vice President

(Seal)

(Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca B. Harris, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of August, D. 19 96

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.

My Commission Expires:

Thomas J. Harris
Notary Public