

SEND TAX NOTICE TO: RONALD P. TRUNZO
609 -3rd Avenue, NE
Alabaster, AL 35007

This instrument was prepared by

(Name) ANDREW J. COLEMAN
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$99,900.00)

to the undersigned grantor, JAMES E. BISHOP HOMES, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ronald P. Trunzo and wife, Kathryn L. Trunzo

(herein referred to as GRANTEEES) 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 State of Alabama, County of Shelby, to-wit:

Lot 52, according to a Resurvey of Whitestone Townhomes,

Phase Two, as recorded in Map Book 22, Page 11, in the

Probate Office of Shelby County, Alabama.

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

\$69,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1997-10058

04/02/1997-10058
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.50

TO HAVE AND TO HOLD. To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, the said GRANTOR, by its President, James E. Bishop, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of March 1997.

ATTEST:

Secretary

JAMES E. BISHOP HOMES, INC.

By *James E. Bishop* President
James E. Bishop

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned

State, hereby certify that James E. Bishop
whose name as President of James E. Bishop 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 25th day of

March 1997.

Stan A. Elrod
Notary Public