

971018  
Send Tax Notice To:

Ernest C. Paffumi  
2924 Clydebank Circle  
Birmingham AL 35243  
PID#

Inst # 1997-14704

**WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of

**One Hundred Fifty-Two Thousand Five Hundred and 00/100 (\$152,500.00) Dollars**

to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

**Cynthia D. Birch-Jones and Kevin M. Jones, Husband and Wife**

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell and convey unto

**Ernest C. Paffumi and Katherine R. Paffumi**

(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 12, Block 2, according to the Survey of First Addition to Selkirk, a Subdivision of Inverness, Phase IV, as recorded in Map Book 7, page 149, in the Probate Office of Shelby County, Alabama.**

\$122,000.00 of the above stated consideration was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

This conveyance is made subject to ad valorem taxes for 1997, said taxes being a lien but not due and payable until October 1, 1997 and further subject to easements, covenants and restrictions, building lines, right of way(s), limitations and agreements as the same are filed of record in said Probate Office.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.


**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; 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

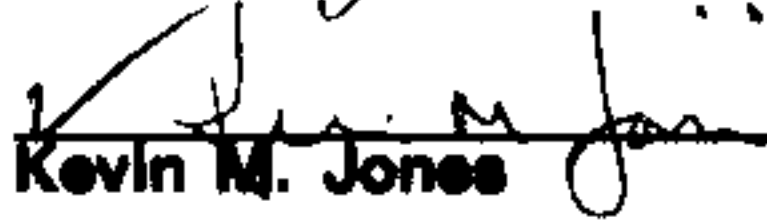
And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said

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Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 30th day of April, 1997.


  
Cynthia D. Birch-Jones

  
Kevin M. Jones

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cynthia D. Birch-Jones and Kevin M. Jones, Husband and Wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of April, 1997.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 01-24-99

(AFFIX SEAL)

97101B

This instrument prepared by:  
Thomas E. Norton, Jr., Attorney at Law  
Second Floor East  
Mountain Brook Center  
2700 Highway 280 South  
Birmingham, AL 35223

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