

This instrument was prepared by

Send Tax Notice To: Stephen F. Ranelli

(Name) Larry L. Halcomb

name  
542 Fieldstone Drive  
address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Helena, AL 35080  
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND FOUR HUNDRED AND NO/100-----  
-----DOLLARS (\$128,400.00)

to the undersigned grantor, Fieldstone Construction and Mortgage, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Stephen F. Ranelli and wife, Traci Ranelli a corporation,

(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, AL to-wit:

Lot 363, according to the Survey of Phase II, Fieldstone Park, Third Sector, as recorded in Map Book 20, Page 35 A & B, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.  
Subject to taxes for 1997.

Subject to restrictions and covenants, 30 foot building line, 10 foot easement, and restrictions as shown on recorded map, of record.

\$ 115,560.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1997-18007

06/09/1997-18007  
01:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 21.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. J. Harris who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of June 1997

ATTEST:

Fieldstone Construction and Mortgage, Inc.

By B. J. Harris President

STATE OF Alabama  
COUNTY OF Jefferson

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that B. J. Harris whose name as President of Fieldstone Construction and Mortgage, 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 4th day of June 1997

Larry L. Halcomb

Notary Public

My Commission Expires  
January 23, 1998

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