

This Instrument Was Prepared By:
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Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATION WARRANTY DEED
JOINT WITH RIGHT OF
SURVIVORSHIP

Inst • 1997-29496

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **FOUR HUNDRED FIFTY EIGHT THOUSAND DOLLARS AND 00 CENTS (US\$458,000.00)** Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Intermountain Developers, Inc., a Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **John S. Cipriano and wife, Antoinette R. Cipriano**, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 20, according to the Survey of Greystone, 8th Sector, Phase I as recorded in Map Book 21, Page 151 in the Office of the Judge of Probate of Shelby County, Alabama.

Note: \$200,000.00 of the above purchase price is in the form of a Mortgage in favor of MortgageAmerica, Inc., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and itself successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Intermountain Developers, Inc., a Corporation, has hereunto set its signature by James H. Leslie, IV its President duly authorized on this the 28th day of August, 1997.

Intermountain Developers, Inc.

By 
James H. Leslie, IV

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **James H. Leslie, IV** whose name as **President of Intermountain Developers, 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 28th day of August, 1997.


Notary Public

My Commission Expires: 4/23/00

09/15/1997-29496
08:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 JCO 266.50