

THIS INSTRUMENT PREPARED BY:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Tab Bisignani
365 Greystone Glenn Circle
Birmingham, Alabama 35242

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)

SHELBY COUNTY)

Inst # 1997-39627

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Five Thousand and No/100 Dollars (\$65,000.00) to the undersigned **AMSOUTH BANK OF ALABAMA**, an Alabama banking corporation, and **VIRGINIA SEWELL JONES**, as Trustees under the Will of Joseph Wheeler Sewell, Jr., deceased ("Grantors") in hand paid by **TAB BISIGNANI and RUTH GREER WRIGHT BISIGNANI** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents grant, bargain, sell and convey unto the said Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19-A, according to a Resurvey of Lots 18 through 21 & 33 through 35, of The Glen Estates, as recorded in Map Book 19, Page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The Property is conveyed subject to the following:

1. Ad Valorem taxes due and payable October 1, 1998 and subsequent years.
2. Easements as shown by recorded plat.
3. Easement(s) Agreement between Daniel Oak Mountain Limited and School House Properties as set out as Instrument #1993-22440 in Probate Office.
4. Easement Agreement for access through The Glenn, recorded in Real 346, Page 848 and in First Amendment in Real 380, Page 639, and Second Amendment as Inst. #1993-29620 and Third Amendment as Inst. #1995-16399 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 111, Page 408 in Probate Office.
6. Covenant and Agreement for Water Service as set out in agreement recorded in Real 235, Page 574 and by Inst. #1993-20840 and Inst. #1992-20786 in Probate Office.
7. Greystone Close' Development Declaration of Covenants, Conditions and Restrictions as recorded in Real 346, Page 873; and First Amendment as recorded in Real 380, Page 635 and Second Amendment as Inst. #1995-16398 in the Probate Office.
8. Agreement in regard to sanitary sewer system ~~set~~ out in Map Book 19, Page 96 in Probate Office.

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SHELBY COUNTY JUDGE OF PROBATE
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9. Easement deed to Shelby County dated December 8, 1994 and recorded as Inst. #1995-4393 in Probate Office.
10. Mineral and mining rights not owned by Grantors.

Virginia Sewell Jones was formerly known as, and is one and the same person as, Virginia Ferguson Sewell.

TO HAVE AND TO HOLD unto the said Grantee, as joint tenants with right of survivorship, their heirs and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantors, AmSouth Bank of Alabama, an Alabama banking corporation, and Virginia Sewell Jones as Trustees under the Will of Joseph Wheeler Sewell, Jr., deceased, have hereto set their signatures and seals this 24th day of November, 1997.

GRANTORS:

AMSOUTH BANK OF ALABAMA,
an Alabama banking corporation, as Trustee
under the Will of Joseph Wheeler Sewell, Jr.,
deceased

By: [Signature]
Its: Vice-President

Attest:

By: [Signature]

Its: [Signature]

[Signature]
Virginia Sewell Jones, as Trustee under the Will of
Joseph Wheeler Sewell, Jr., deceased

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that D.A. Ferguson whose name as Vice President of AmSouth Bank of Alabama, an Alabama banking corporation, as Trustee under the Will of Joseph Wheeler Sewell, Jr., deceased, 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 said conveyance, he, in his capacity as such Officer of said Bank as Trustee, executed the same voluntarily on the day the same bears date for and as the act of said Trust.

Given under my hand and official seal, this the 24th day of November, 1997.

[Signature]
Notary Public

My Commission Expires: 10/18/00

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Virginia Sewell Jones, whose name as Trustee under the Will of Joseph Wheeler Sewell, Jr., deceased, is signed to the foregoing conveyance, and she is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Trustee, executed the same voluntarily, for and as the act of said Trust.

Given under my hand and seal, this 24th day of November, 1997.

Elizabeth Arden Pennington
Notary Public
My Commission Expires: 6/4/01

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