

Send Tax Notice To:

David E. Giordano  
4200 Eagle Crest Cove  
Birmingham, Alabama 35242  
PID# 09-3-07-0-005-009

1998-45818

**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 **Two Hundred Forty-Six Thousand Five Hundred and 00/100 (\$246,500.00)** to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I or we,

**Kenneth W. Brenner, Jr. and Sandra G. Brenner, husband and wife**

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

**David E. Giordano and Sherry D. Giordano**

(herein referred to as Grantees), for and during their joint lives and upon the death of any or 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 409, according to the Survey of Eagle Point, Fourth Sector, as recorded in Map Book 17, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**\$ 195800** of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1999 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

**NOTE:** Map Book 17, Page 116 show the following reservation: Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner, and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the lots and streets are safe or suitable for residential construction, or for any purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

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

11/18/1998-45818  
11:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
PAGE 1 OF 2  
002 MEL 62.00

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 10th day of November, 1998.

Kenneth W Brenner Jr  
Kenneth W. Brenner, Jr.

Sandra G Brenner  
Sandra G. Brenner

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth W. Brenner, Jr. and Sandra G. Brenner, 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 10th day of November, 1998.

W. Russell Beals, Jr.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/27/02

(AFFIX SEAL)

OUR FILE NO.: 98141RB

This instrument prepared by:

**W. Russell Beals, Jr., Attorney at Law**  
BEALS & ASSOCIATES, P.C.  
200 Cahaba Park South, Suite 104  
Birmingham, AL 35242

Inst # 1998-43818

11/18/1998-43818  
11:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HEL 62.00