

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

\$10,000.00

value

SEND TAX NOTICE TO:

Jessica Dietrich

Jerry Nessler

132 Oak Brook Lane

Birmingham, AL. 35007

1999-10978

CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration (\$10.00), in hand paid to the undersigned, Joseph Development & Construction, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Jessica Dietrich and spouse, Jerry Nessler, (hereinafter referred to as "GRANTEES") as joint tenants with right of survivorship, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for Legal Description

SUBJECT TO:

1. Ad valorem taxes for the current year, 1999.
2. Easements, restrictions and reservations of record.


THIS DEED WAS PREPARED WITHOUT THE AVAILABILITY OF A TITLE SEARCH.
NO CERTIFICATION IS MADE AS TO TITLE.

TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, 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 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 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, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, 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, Leo E. Joseph, Jr., who is authorized to execute this conveyance, has hereto set their signatures and seals, this 9th day of March, 1999.

Joseph Development & Construction,
Inc.

By: 
Leo E. Joseph, Jr.
Its: President

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Leo E. Joseph whose name as President of Joseph Development & Construction, 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 officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 9th day of March, 1999.

Erica H. Milner
NOTARY PUBLIC
My commission expires: 2-22-2003

Inst # 1999-10978

Page 2 of 2

03/16/1999-10978
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
902 CRN 21.00