

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE, ATTORNEY
1629 11th Avenue South
Birmingham, Alabama 35205

STEVEN M. DUCIC
433 Eaton Road
Birmingham, Al 35242

File #890400KLR

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY NINE THOUSAND and 00/100 (\$49,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, FOREST PARKS, LLC, a limited liability company (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto STEVEN M. DUCIC and SANDRA D. DUCIC (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 310, ACCORDING TO THE SURVEY OF FOREST PARKS, 3RD SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 151, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 1999.
2. Easements, restrictions, covenants and reservations of record.

\$41,650.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1999-32379

08/03/1999-32379
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 18.50

IN WITNESS WHEREOF, the said GRANTOR FOREST PARKS, LLC, by its MANAGING PARTNER, who is authorized to execute this conveyance, hereto set its signature and seal this the 30th, day of July, 1999.

FOREST PARKS, LLC


By:  (SEAL)

Its: Managing Partner

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that JOHN B. DAVIS, JR. whose name as MANAGING PARTNER of FOREST PARKS, LLC, a limited liability company, 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 managing partner and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 30th day of July, 1999.


Notary Public

My commission expires

10-21-99

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