

This instrument was prepared by:
John G. Morrison, II, Attorney at Law
2146 Centennial Drive
Birmingham, AL 35216

Send Tax Notice to:
Stanley V. Shiparski
Marlene R. Shiparski
200 King James Court
Alabaster, Alabama 35007

Inst. # 2000-17939

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of: **ONE HUNDRED THIRTY ONE THOUSAND AND NO/100 (\$131,000.00) DOLLARS**, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I/we,

DOYAL CONSTRUCTION COMPANY, INC.,

(herein referred to as grantors), do grant, bargain, sell and convey unto

STANLEY V. SHIPARSKI AND WIFE MARLENE R. SHIPARSKI,

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey hif Spring Gate Estates, Phase One, as recorded in Map Book 19, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.


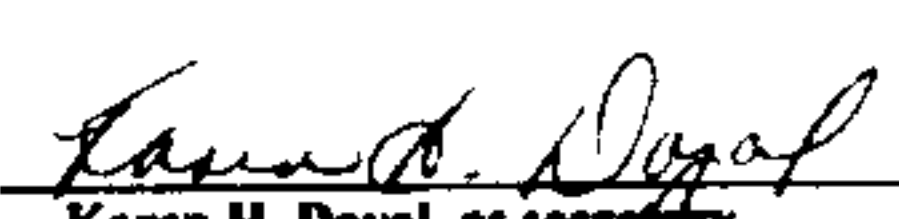
\$ 129,929.88 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously on this same date.

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, 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 noted above; that I (we) have 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 24th day of March, 2000.

DOYAL CONSTRUCTION COMPANY, INC.

WITNESS  3/24/00 (Seal) by:  (Seal)
Karen H. Doyal, as secretary.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, Karen H. Doyal, as secretary for Doyal Construction Company, Inc., whose name 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, she executed the same voluntarily, as their act, on the day the same bears date.

Given under my hand and official seal, this 24th day of March, A.D., 1999.


Notary Public, John G. Morrison, II
State of Alabama at Large
My Commission Expires: 03-03-2003

06/01/2000-17939
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 10.00