

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

NICHOLAS C. MORROS, JR.
117 SAVANNAH LANE
CALERA, AL 35040

Inst # 2000-26097

08/03/2000-26097
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.50
002 CJA

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY SIX THOUSAND ONE HUNDRED TWENTY SIX and 00/100 (\$146,126.00) DOLLARS to the undersigned grantor, LEWIS INTEGRITY HOMES, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto NICHOLAS C. MORROS, JR. and LORI N. MORROS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 323, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, AS RESIDENTIAL SUBDIVISION, SECTOR IV, PHASE I, AS RECORDED IN MAP BOOK 26 PAGE 49 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM SAVANNAH LANE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 7.5 FEET ON THE SOUTHWESTERLY AND SOUTHERLY SIDES OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #2000-1702 IN PROBATE OFFICE.
5. RIGHTS OF OTHERS TO USE ACCESS EASEMENT AS SET OUT IN DEED BOOK 170 PAGE 169 IN PROBATE OFFICE.
6. RIGHTS RESERVED BY THE GRANTORS IN DEED BOOK 170 PAGE 169 TO KEEP A GATE AS TO ACCESS ROAD.
7. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 26, PAGE 49.


\$141,700.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 the said GRANTEES, his, her, or their heirs and assigns, that it 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, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, LEWIS INTEGRITY HOMES, INC., by its PRESIDENT, JOHN R. LEWIS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of July, 2000.

LEWIS INTEGRITY HOMES, INC.


By: 
JOHN R. LEWIS, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN R. LEWIS, whose name as PRESIDENT of LEWIS INTEGRITY HOMES, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 28th day of July, 2000.


Notary Public

My commission expires: 7/11/02

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