

SEND TAX NOTICE TO:  
Gene Withrow  
Paula V. Withrow  
904 Tall Pines Lane  
Birmingham, AL 35244

This Instrument Prepared By:  
Harold H. Goings  
Spain & Gillon  
2117 Second Avenue North  
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA       )  
SHELBY COUNTY        )

Inst # 2001-00185

01/03/2001-00185  
01:34 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

003 HMB 68.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars (\$255,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Jerome H. Fiorella and wife, Penny T. Fiorella** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Gene Withrow and Paula V. Withrow** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 2235, according to the Survey of Riverchase Country Club, 22<sup>nd</sup> Addition, as recorded in Map Book 9, Page 124 A & B, in the Probate Office of Shelby County, Alabama.  
Subject to:

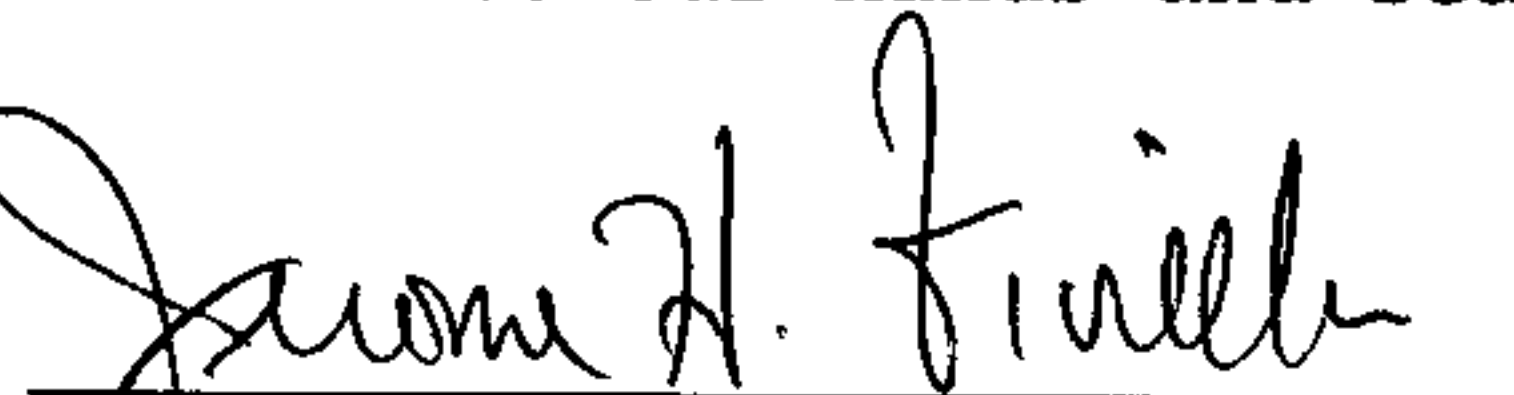
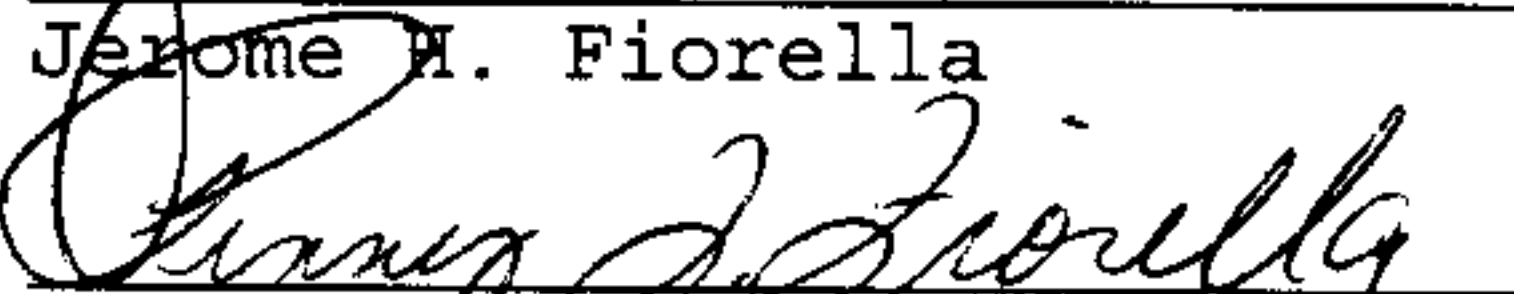
1. 2001 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

\$204,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals this the 2nd day of January, 2001.

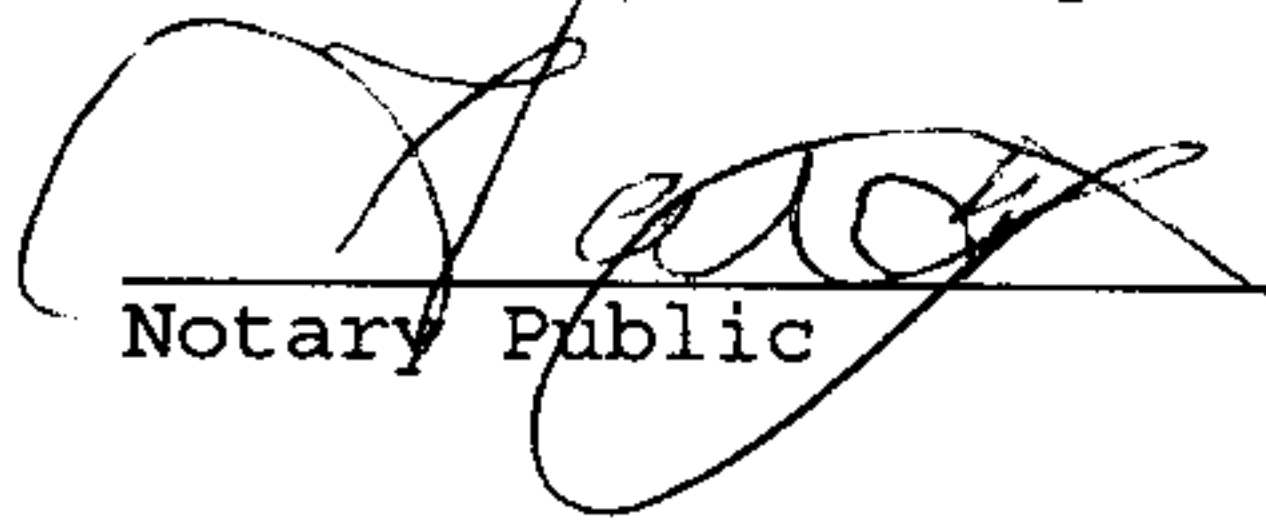
  
Jerome H. Fiorella  
  
Penny T. Fiorella

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jerome H. Fiorella and Penny T. Fiorella, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 2001.

My Commission Expires: 8/21/03

  
\_\_\_\_\_  
Notary Public