

This instrument was prepared by

Send Tax Notice To: James Cipriano

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

name
172 Dogwood Trail
address
Montevallo, Alabama 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Four Thousand, Five Hundred & no/100-----
(\$124,500.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Marc A. Lawson and wife, Jill D. Lawson

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

(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 18, according to the Survey of Park Forest, Third Sector, as recorded
in Map Book 16, Page 101, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 112,050.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Inst # 2001-28520

07/10/2001-28520
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 C31 23.50

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 the 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27th
day of June, 192001.

(Seal)

Marc A. Lawson
Marc A. Lawson (Seal)

(Seal)

(Seal)

(Seal)

Jill D. Lawson
Jill D. Lawson (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Marc A. Lawson and Jill D. Lawson
whose name(s) 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 27th day of June A.D., 2001.

William H. Halbrooks
William H. Halbrooks

Notary Public
Notary Public