

WARRANTY DEED

State of Alabama)

) To All To Whom These Presents Shall Come, Greetings :

Shelby County)

BE IT KNOWN THAT in consideration of One Hundred Twelve Thousand and No/100 Dollars (\$112,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, JAMES R. MONCUS, JR., married, (herein referred to as "Grantor"), has bargained and sold and by theses presents does *grant, bargain, sell and convey* unto MARILYN A. SIRAGUSA and WILLIAM C. SHIFLETT, (herein referred to as "Grantees"), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 75-A, according to the Survey of Ivy Brook, Phase Two, First Addition, as recorded in Map Book 19, page 35, in the Probate Office of Shelby County, Alabama.

Subject to advalorem taxes for the years 2001, and thereafter; easements, restrictions, covenants, and rights of way of record.

\$92,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantor warrants that no part of the above described property constitutes his homestead or that of his spouse.

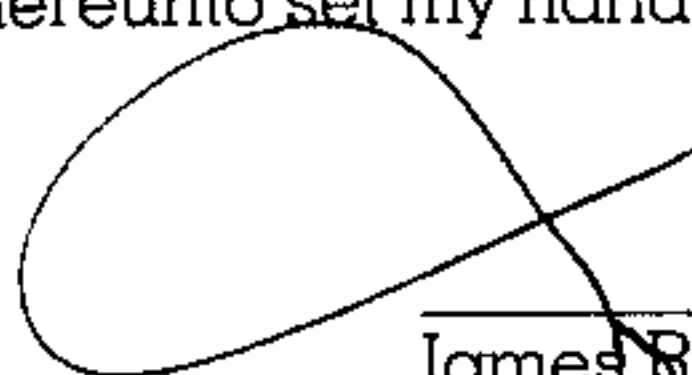
Grantees' Address: 116 Ivy Circle, Pelham, Alabama 35124.

Grantor is the sole surviving grantee of that certain deed with survivorship recorded in Instrument No. 2000-06617; the other grantee Ruby Kathryn Jones having died on or about March 3, 2000.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 1st day of August, 2001.



(Seal)

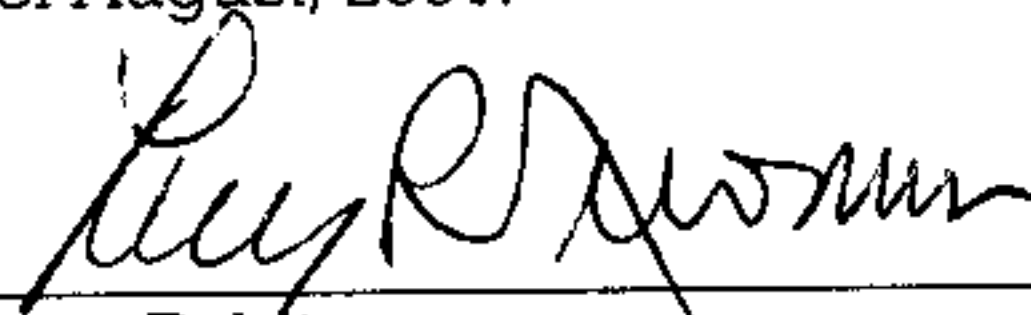
James R. Moncus, Jr.

State of Alabama)

Jefferson County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James R. Moncus, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2001.



Notary Public

My commission expires: 1-2-04

This instrument was prepared by:
Larry R. Newman
The Newman Law Firm
300 Office Park Drive
Birmingham, AL 35223

Inst # 2001-33223

08/07/2001-33223

01:40 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MSB 31.00