

THIS INSTRUMENT PREPARED BY:
Beadles, Newman & Lawler
3500 Hulen
Fort Worth, Tx 76107

SEND TAX NOTICE TO:
J. Perry Pierce
4107 Crescent Circle
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Four Thousand Nine Hundred and 00/100 Dollars ----(\$304,900.00)---- to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **JOHN E. FILIATRAULT AND NANCY B. FILIATRAULT, HUSBAND AND WIFE**, (herein referred to as grantors, whether one or more) does grant, bargain, sell and convey unto J. Perry Pierce and Lynn W. Pierce (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY County, ALABAMA**:

LOT 33, ACCORDING TO THE SURVEY OF 1ST AMENDED PLAT OF GREYSTONE FARMS, MILNERS' CRESCENT SECTOR, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Ad valorem taxes for 2002 and subsequent years not yet due and payable until October 1, 2002 Existing covenants and restrictions, easements, building lines, and limitations of record.
\$274,410.00 of the consideration was paid from proceeds of a mortgage loan 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 served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest is 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 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; and 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 1 day of July

2001

JOHN E. FILIATRAULT
JOHN E. FILIATRAULT

NANCY B. FILIATRAULT
NANCY B. FILIATRAULT

STATE OF Alabama }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **JOHN E. FILIATRAULT**, 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, (s)he executed the same voluntarily on the day the same bears date.

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

Shirlean M. Parker
Notary Public

My Commission Expires: 2-14-01

AFFIX SEAL

Inst # 2001-48122

11/07/2001-48122
08:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 44.50

PAGE 1 of 2

BNL/ALWD

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF Alabama }

SHELBY COUNTY }

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **NANCY B. FILIATRAULT**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1ST day of July, 2001.

Shirley M. Parker
Notary Public

My Commission Expires: 2/14/01

AFFIX SEAL

AFTER RECORDING RETURN TO:

Inst # 2001-48122

11/07/2001-48122
09:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 44.50