

THIS INSTRUMENT PREPARED BY:

Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

GRANTEE'S ADDRESS:

Dominic A. Plumeri
2603 Vixen Street
Helena, Alabama 35080

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Two Thousand and 00/100 (\$122,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Stephen D. Fournier and wife, Jean Fournier** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Dominic A. Plumeri and Lorrie Plumeri, husband and wife,** (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 3, Block E, according to the Amended Map of Fox Haven, First Sector, as recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$108,605.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SDF STEPHEN D. FOURNIER IS THE SURVIVING GRANTEE OF DEED RECORDED IN REAL VOLUME 219, PAGE 171, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, DIANNE L. FOURNIER, HAVING DIED ON OR ABOUT THE 21ST DAY OF FEBRUARY, 1998.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 28th day of November, 2001.

Stephen D. Fournier
Stephen D. Fournier

Jean Fournier
Jean Fournier

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Stephen D. Fournier and wife, Jean Fournier, 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 Instrument signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of November, 2001.

COURTNEY H. MASON, JR.
NOTARY PUBLIC

My Commission Expires: _____

12/03/2001-52106
COURTNEY H. MASON, JR. 12/03/2001-52106
MY COMMISSION EXPIRES 12/03/2001-52106
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 24.50

2000-52106
Inst