

INSTRUMENT PREPARED BY:
Douglas W. Ingram, Attorney
623 Red Lane Rd. Ste 204
Birmingham, AL 35215

Send Tax Notice To:
Peter Wren, Jr. and Kimberly Wren
4219 Ashington Drive
Birmingham, Alabama 35242

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP
ALABAMA)

) **Know All Men By These Presents.**

SHELBY COUNTY)

That in consideration of Three Hundred Fifty Thousand Dollars and 00/100's Dollars (\$350,000.00) and other valuable and good Consideration to the undersigned GRANTOR) herein, the receipt of which is acknowledged, I or we,

Vincent A. Tortorici, Jr. and spouse, Shelia Tortorici
herein referred to as GRANTOR(S) do grant, bargain, sell and convey unto:

Peter Wren, Jr. and Kimberly Wren

(Herein referred to as the GRANTEE(S), for and during their joint lives 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 283, according to the Map and Survey of Brook Highlands, an Eddleman Community, Sixth Sector, Second Phase, as recorded in Map Book 15, Page 50 A & B, 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.

Two Hundred Ninety Seven Thousand Five Hundred and 00/00 Dollars (\$297,500.00) of the above consideration is being paid by a mortgage executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE(S), his, her or their heirs and assigns forever.

And I (we) do, for ourselves and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of December, 2001.

(Seal)

(Seal)

Vincent A. Tortorici, Jr. (Seal)
Vincent A. Tortorici, Jr.
Shelia Tortorici (Seal)
Shelia Tortorici

STATE OF ALABAMA)

) **General Acknowledgment**

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vincent A. Tortorici, Jr. and spouse, Shelia Tortorici acknowledged before me on this day, whose names are signed to the foregoing conveyance, and who are known to me, 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 21st day of December, A.D.2001.

Douglas W. Ingram
NOTARY PUBLIC

My Commission Expires July 26, 2004
12/28/2001 - 57234
01:04 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MSB 63.50

Inst # 2001-57234