

01-0632

SEND TAX NOTICE TO:
APRIL MRAZ
79 HAWTHORNE STREET
BIRMINGHAM, AL 35242

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED SIXTY TWO THOUSAND THREE HUNDRED FIFTY AND 65/100 (\$262350.65) DOLLARS to the undersigned grantor, **TOWN BUILDERS, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **APRIL MRAZ, SINGLE PERSON, and MICHAEL VIZZINA, A SINGLE PERSON** (herein referred to as GRANTEES) 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 the County of Shelby, and State of Alabama, to-wit:

LOT 9-13, BLOCK 9, ACCORDING TO THE MAP OF MT. LAUREL - PHASE 1A, MAP BOOK 27, PAGE 71 A & B, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said Grantor, by ELTON STEPHENS, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of October, 2001.

ATTEST:

TOWN BUILDERS, INC.

BY: 
ELTON STEPHENS, PRESIDENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **ELTON STEPHENS** whose name as PRESIDENT of TOWN BUILDERS, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand the 22nd day of October, 2001.

2002-02927

01/16/2002-02927
01:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL

Mary Elizabeth Jones

Notary Public

My Commission Expires: _____

Prepared by:

Stewart & Associates, P.C.

3595 Grandview Parkway #350

Birmingham, AL 35243

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: JULY 20, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Inst # 2002-02927

01/16/2002-02927
01:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEI 22.00