

Send tax notice to:  
James D. Shannon  
4200 Eagle Crest Cove  
Birmingham, Alabama 35242

This instrument prepared by:  
James R. Moncus, Jr., LLC  
Attorney at Law  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA  
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Three Thousand Three Hundred Fifty and no/100 Dollars (\$263,350.00), in hand paid to the undersigned, David E. Giordano and wife, Sherry D. Giordano, (hereinafter referred to as the "Grantor") by James D. Shannon and wife, Dollie R. Shannon, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 409, according to the Survey of Eagle Point Fourth Sector, as recorded in Map Book 17, Page 116, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2002.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat.

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 severed or terminated during the joint lives of the grantees 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 grantees herein shall take as tenants in common.

And I(we) do for myself (ourselves), and for my (our) heirs, executors, and administrators covenant with the Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

Inst # 2002-07361

02/12/2002-07361  
02:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 277.50

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 1st day of February, 2002.

*David E. Giordano*

DAVID E. GIORDANO

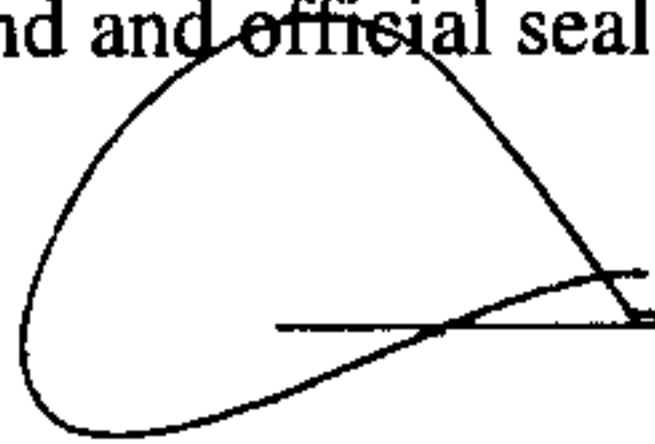
*Sherry D. Giordano*  
SHERRY D. GIORDANO

STATE OF ALABAMA  
JEFFERSON COUNTY

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that David E. Giordano and wife, Sherry D. Giordano, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1<sup>st</sup> day of February, 2002.

  
\_\_\_\_\_  
Notary Public

[NOTARIAL SEAL]

My Commission expires: 2-23-04

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2 SHELBY COUNTY JUDGE OF PROBATE

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