

This instrument was prepared by :
YVONNE GREEN DAVIS, P.C.
2100 First Avenue North

Send Tax Notice To:
John D. Osborn and Patti G. Osborn

LandMark Center, Suite 550
Birmingham, AL 35203

4817 Caldwell Mill Lane
Birmingham, Alabama 35242

Inst # 2002-16733

WARRANTY DEED JOINTLY FOR LIFE WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty-Six Thousand and 00/100 (\$166,000.00) to the undersigned grantor Royce A. Guillebeau and Lauren P. Guillebeau, in hand paid by the grantee s herein, the receipt where is acknowledged, I or we, Royce A. Guillebeau, a married man, and Lauren P. Guillebeau, a married woman, as spouses

(herein referred to as grantors, do hereby grant, bargain, sell and convey unto John D. Osborn, a married man, and Patti G. Osborn, a married woman, as spouses;

(herein referred to as grantees, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 32A, according to the Resurvey of Lots 31 & 32 Old Mill Trace, 2nd Sector, as recorded in Map Book 9, Page 15 in the Probate Office of Shelby County, Alabama.

Subject to : (1) Taxes for the year 2002 and subsequent years;

TO HAVE AND TO HOLD to the said grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion his, her or their heirs and assigns forever.

And said grantors I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or 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 stated 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, successors and assigns shall warrant and defend the same to the said GRANTEES, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we), the said grantors, who is authorized to execute this conveyance, have hereunto set my (our) hand(s) and seal(s) this 21st day of March, 2002.

Royce A. Guillebeau (Seal)
Royce A. Guillebeau

Lauren P. Guillebeau (Seal)
Lauren P. Guillebeau

_____ (Seal)

_____ (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, Yvonne Green Davis, a Notary Public in and for the said County, in said State, hereby certify that Royce A. Guillebeau, a married man, and Lauren P. Guillebeau, a married woman, as spouses whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 21st day of March, 2002.

Yvonne Green Davis
Yvonne Green Davis

My COMMISSION EXPIRES : April 28, 2005

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 28, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS



04/10/2002-16733
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 28.00