THIS INSTRUMENT PREPARED BY:
W. L. Longshore, III
2009 Second Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
David M. Ward, Jr.
5263 Valleybrook Trace
Birmingham, Alabama 35244

WARRANTY DEED (Joint Right of Surviorship)

20020523000246300 Pg 1/1 17.50
Shelby Cnty Judge of Probate,AL
05/23/2002 15:47:00 FILED/CERTIFIED

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

That in consideration of (<u>$212,000.00</u>) <u>Two Hundred Twelve Thousand & no/100</u> ---------- DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BRUCE E. ANTENUCCI and wife, DONNA C. ANTENUCCI

(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID M. WARD, JR. and wife, MELINDA H. WARD

(Herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in <u>SHELBY</u> County, Alabama to-wit:

Lot 22, according to the Survey of Valleybrook Phase II Resurvey, as recorded in Map Book 12, page 12, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
1. **2002 taxes.**
2. **Easements and restrictions of record.**

$205,640.00 of the above purchase price was paid by a purchase money mortgage closed even date herewith.

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 said GRANTEES, the 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand (s) and seal(s), this 22nd day of <u>May</u>, 2002.

_____**(Seal)**
Witness

_____**(Seal)**
Witness

_____**(Seal)**
BRUCE E. ANTENUCCI

_____**(Seal)**
DONNA C. ANTENUCCI

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, <u>the undersigned</u>, A Notary Public in and for said County, in said State, hereby certify that <u>Bruce E. Antenucci and Donna C. Antenucci, husband and wife</u> 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of <u>May</u>, 2002.

_____
Notary Public: W. L. Longshore, III
My Commission Expires: 05/18/2004