

This instrument was prepared by

Send Tax Notice To: Chris Mirabito

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

name 209 Creekwood Court
address Helena, Alabama 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH



20020905000425250 Pg 1/1 20.50
Shelby Cnty Judge of Probate, AL
09/05/2002 13:32:00 FILED/CERTIFIED

STATE OF ALABAMA }
COUNTY OF Jefferson }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty-Four Thousand, Eight Hundred & no/100-----
(\$254,800.00) Dollars

to the undersigned grantor, Birdwell Building Co., Inc., an Alabama Corporation

~~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

Chris Mirabito and Connie Mirabito

(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 Shelby County, Alabama to-wit:

Lot 113, according to the Amended Map of Riverwoods, First Sector, as recorded in Map Book 29, Page 120, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements, and restrictions of record.

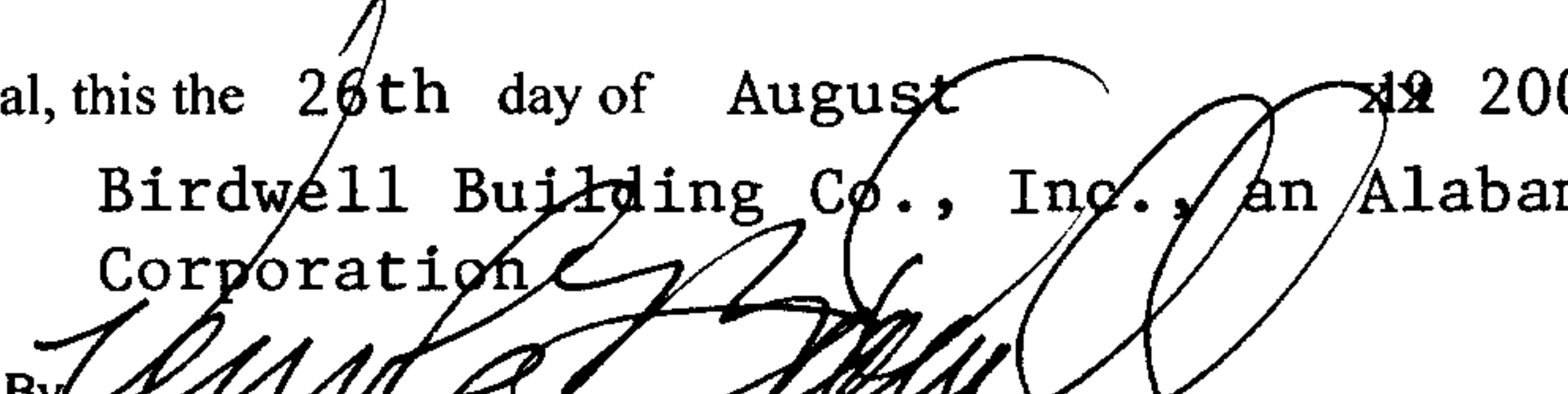
\$ 206,590.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

\$ 38,740.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of August 2002.


ATTEST:

Birdwell Building Co., Inc., an Alabama Corporation
By 
Venson E. Birdwell, its President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Venson E. Birdwell whose name as President of Birdwell Building Co., Inc., an Alabama Corporation ~~axcorporation~~, 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 and official seal, this the 26th day of August 2002.


Notary Public

William H. Halbrooks