

SEND TAX NOTICE TO:
Raymond M. Upton
Elaine Upton
5331 Woodford Drive
Birmingham, AL 35242

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Charles A. Schilleci and Joseph B. Schilleci, Jr. as Personal Representatives of the Estate of Mary Grace R. Schilleci, deceased, Probate Case No. 43-027 (Shelby County)** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Raymond M. Upton and Elaine Upton** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 13, Block 8, according to the Amended Map of Woodford, a Subdivision of Inverness, recorded in Map Book 8, Page 51 A, B, C & D, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2002 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

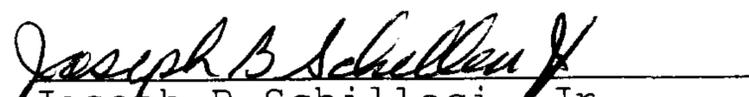
\$272,000.00 of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, we have hereunto set our hands and seals this the 23rd day of September, 2002.


Charles A. Schilleci


Joseph B. Schilleci, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Charles A Schilleci and Joseph B. Schilleci, Jr., whose names as Personal Representatives of the Estate of Mary Grace R. Schilleci, Probate Case NO. 43-027 (Shelby County) 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 said instrument, they, as such personal representatives and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2002.



Notary Public
My Commission Expires: 9-10-06