



20021210000617040 Pg 1/1 29.00  
Shelby Cnty Judge of Probate,AL  
12/10/2002 10:06:00 FILED/CERTIFIED

# STATUTORY WARRANTY DEED

STATE OF ALABAMA ) Send Tax Notice to:  
 ) Dennis Mastropolo and Amy Hill  
COUNTY OF SHELBY ) 124 Sterling Drive  
 ) Hueytown, AL 35023

**THIS INSTRUMENT PREPARED BY:** David C. Skinner, 2700 Rogers Drive, Suite 208; Birmingham, AL 35209; (205) 871-9566. No title opinion requested, none rendered.

**KNOW ALL MEN BY THESE PRESENTS** that JBK, L.L.C., an Alabama limited liability company, (hereinafter "GRANTOR"), for and in consideration of the sum **THIRTY SEVEN THOUSAND TWO HUNDRED NINETY and 00/100 (\$37,290.00)** and other good and valuable consideration, to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Dennis Mastropolo, a married man and Amy Hill, his wife (hereinafter "GRANTEE"), 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, that property known as Tanyard Branch Estates, Parcels 29 and 30, and further described as follows:

Parcels 29 and 30, according to the Map and Survey of Tanyard Branch Estates, Town of Harpersville, Shelby County, Alabama, as recorded in Map Book 30, Page 94 in the Probate Office of Shelby County, Alabama.

The forgoing is not the homestead of the Grantor.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, 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 successors, heirs and assigns of the survivor forever.

**ON THIS THE** 2nd day of December, 2002 **GRANTOR** has hereto set his hand and seal to this Deed.

JBK, L.L.C. by Donald Bradford Kidd, its Member/Manager

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Donald Bradford Kidd, whose name as Member/Manager of JBK, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he, as Member/Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

**GIVEN UNDER MY HAND**, this the 2nd day of December, 2002

**NOTARY PUBLIC**

My Commission Expires: ~~15 November 2006~~

