

Exchange Warranty Deed in Fee Simple, Joint Tenants with Right of Survivorship

send tax notice to:

Robert M. Bryan, MD
3040 Warrington Road
Mt. Brook, Alabama
35223

5000.00

State of Alabama }
 }
Jefferson County } Know all men by these presents

Exchange Warranty Deed in Fee Simple, Joint Tenants with Right of Survivorship

We, John C. Piazza and Janet F. Piazza (grantors), a married couple, for and within guidelines established for a 1031 exchange of like-kind property totaling forty acres only - with no other consideration passing in this plan and in anticipation of meeting the standards of the IRS 1031 exchange do grant and convey forty acres to Lynn B. Briggs, R. Stephen Briggs, Dan W, Bryan, Linda M. Bryan, and Robert M. Bryan, Jr. and in return to us in hand given by the same Lynn B. Briggs, R. Stephen Briggs, Dan W, Bryan, Linda M. Bryan, and Robert M. Bryan, Jr. (grantees) an equal and like-kind forty acres, the receipt whereof is hereby acknowledged (described last below). We (Janet and John Piazza, do hereby grant and convey unto, Lynn B. Briggs (a two-twelfths undivided interest) and R. Stephen Briggs (a two-twelfths undivided interest), Dan W. Bryan (a four-twelfths undivided interest), Linda M. Bryan (an undivided two-twelfths interest), and Robert M. Bryan, Jr. (an undivided two-twelfths interest), the following described forty acres of real property to grantees (Bryan, Briggs) as described and is situated in Shelby County, Alabama; to wit:

The NorthEast Quarter of the NorthEast Quarter Section 6 Township 18 South Range 2 East;

Shelby County, Alabama; including mineral rights.
No exceptions.
Current taxes are paid

The property described above is not the homestead of the grantors, a married couple.

To have and to hold unto the said grantees, 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 grantees.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that the premises 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 my heirs, executors, and

John Piazza
8305 Brittany Ct
Hoover AL 35226

administrators, shall warrant and defend the same to said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In furtherance of the IRS 1031 Exchange and in exchange(return) the grantors (Piazza) will receive from the grantees Lynn B. Briggs, R. Stephen Briggs, Dan W, Bryan, Linda M. Bryan, and Robert M. Bryan, Jr.,(grantees), an equal and like-kind forty acres, the receipt whereof is hereby acknowledged and is described and is situated in Shelby County, Alabama; to wit:

The SouthEast Quarter of the NorthWest Quarter Section 6 Township18 South Range 2 East;

Shelby County, Alabama; Including mineral rights. No exceptions.

In witness whereof, we have hereunto set our hand and seal this 29th day of

January, 2003.

John C. Piazza
John C. Piazza

Janet F. Piazza
Janet F. Piazza

STATE OF ALABAMA

Blount COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that John C. Piazza and Janet F. Piazza, a married couple 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January, 2003

Lee Ann Hale
signature of Notary Public

Lee Ann Hale
name of notary public

my commission expires 12/28/2004