



20030305000133310 Pg 1/3 18.00
Shelby Cnty Judge of Probate, AL
03/05/2003 12:47:00 FILED/CERTIFIED

SEND TAX NOTICE TO:
John A. O'Brien, III
Iris C. O'Brien
8005 Castlehill Road
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 Four Hundred Eight Thousand Fifth and 00/100 Dollars (\$408,050.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Stephen Leroy Avram, a married man** convey unto **John A. O'Brien, III and Iris C. O'Brien** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 19-A, according to a Resurvey of Lot 19 Greystone 7th Sector, as recorded in Map Book 19, Page 77, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2003 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

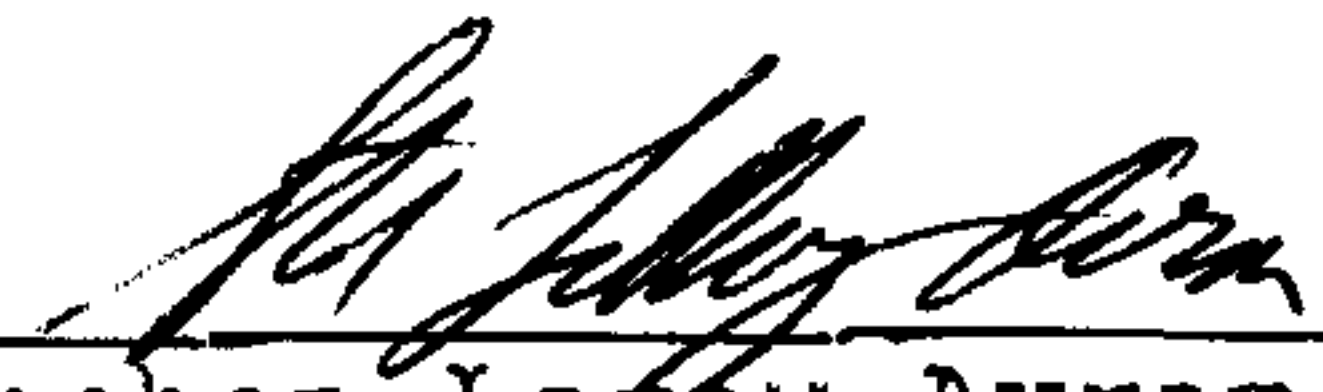
\$ All of the consideration was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

The property conveyed is not the homestead of the grantor or his spouse.

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 I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs, executors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this the 28th day of February, 2003.



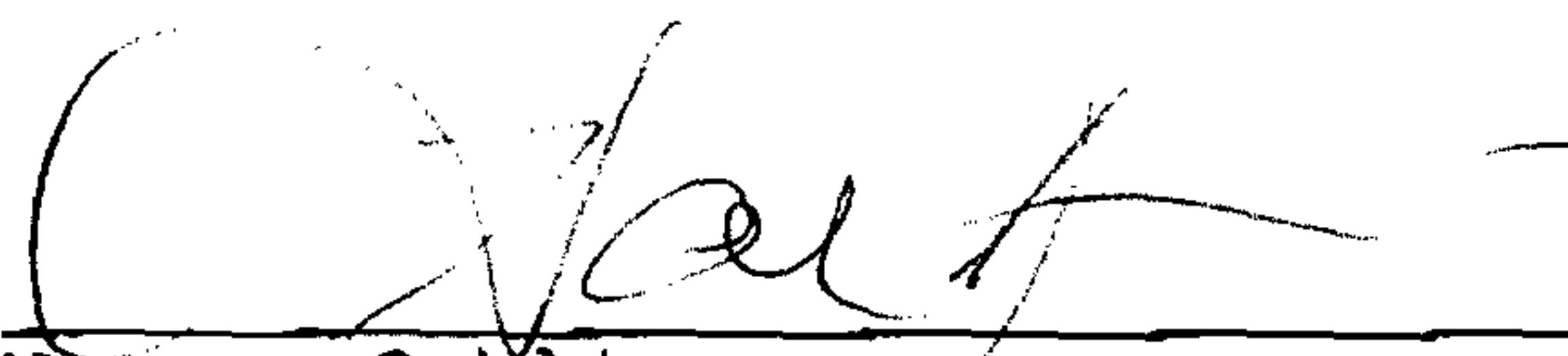
Stephen Leroy Avram

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stephen Leroy Avram whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2003.

My Commission Expires: 8/21/03



Notary Public