


This instrument was prepared by:
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WHEN RECORDED RETURN TO
Raymond Mike Foushee and Christie Foushee
124 Brookshire Lane
Pelham, AL 35124

Form 1-1-27 Rev 1-66

WARRANTY DEED

Joint Tenants with Right of Survivorship


20030801000498010 Pg 1/2 88.50
Shelby Cnty Judge of Probate, AL
08/01/2003 11:05:00 FILED/CERTIFIED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Seventy-Two Thousand Five Hundred Dollars and 00/100 (\$372,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, we

STEVE A. MILANO and SUSAN J. MILANO, husband and wife,

herein referred to as grantor, (whether one or more) grant, bargain, sell and convey unto

RAYMOND FOUSHEE and CHRISTINE M. FOUSHEE

herein referred to as grantee, (whether one or more), 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 to Jefferson County, Alabama to wit:


Lot 4, according to the Survey of Brookshire, 2nd Sector, a private, single family, residential, estate lot subdivision, as recorded in Map Book 16 page 65, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. **Ad Valorem Taxes Due 10/01/2003.**
2. **General and special taxes or assessments for the year 2003 and subsequent years not yet due and payable.**
3. **Building setback line of 50 feet reserved from Brookshire Lane as shown by plat.**
4. **Restrictions, covenants and conditions as set out in instruments(s) recorded in Inst. No. 1992-12759 and amended in Inst. No. 1992-13282 in the Probate Office.**
5. **Declaration of easement location as set out in Real 374 page 732 in the Probate Office.**

TO HAVE AND TO HOLD to the said grantee, (whether one or more), 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 the right of reversion.




\$298,000 of the purchase price
recited above was paid from
the proceeds of a mortgage
loan closed simultaneously herewith.

AND I do for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their signature and seal, this 29th day of July, 2003.

Witness

Steve A. Milano
STEVE A. MILANO

Witness

Susan J. Milano
SUSAN J. MILANO

STATE OF ALABAMA)
JEFFERSON COUNTY)

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **STEVE A. MILANO and SUSAN J. MILANO, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his/her/their act on the day the same bears date.

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

W. L. P. Horn
Notary Public
My Commission Expires: _____