

SEND TAX NOTICE TO:

(Name) Lauren Marie Pilleteri & Jonathan Daniel Reece
(Address) 5224 Logan Drive
Birmingham, Al. 35242

This instrument was prepared by

(Name) Patricia K. Martin, PC

2090 Columbiana Rd.

(Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20040203000054920 Pg 1/1 26.50
Shelby Cnty Judge of Probate, AL
02/03/2004 10:32:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred seventy-three thousand five hundred and no/100 DOLLARS
(\$173,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Christopher M. Franck and his wife Laura E. Franck

(herein referred to as grantors) do grant, bargain, sell and convey unto

Lauren Marie Pilleteri and Jonathan Daniel Reece

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby

County, Alabama to-wit:

Lot 7, Block 11, according to the Survey of Broken Bow South, as recorded in
Map Book 11, Page 82 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$158,137.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30

day of January, 2004,

WITNESS:

(Seal)

(Seal)

(Seal)

Christopher M. Franck
(Seal)

Laura E. Franck
(Seal)

LAURA E. FRANCK
(Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Christopher M. Franck and his wife Laura E. Franck
whose name s 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 they have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30 day of January, 2004 A. D.,

My commission expires:

Patricia K. Martin
Notary Public.