


THIS INSTRUMENT WAS PREPARED BY:  
Approved Attorney Title & Closing Company, L.L.C.  
One Town Center, Cheshire, CT 06410  
File No. 720139695

SEND TAX NOTICE TO:

  
20040608000307610 Pg 1/1 71.00  
Shelby Cnty Judge of Probate, AL  
06/08/2004 12:25:00 FILED/CERTIFIED

**CORPORATION FORM WARRANTY DEED**

STATE OF Alabama  
COUNTY OF Shelby

**KNOW BY ALL THESE PRESENTS,**

(\$300,000.00)

That in consideration of Three Hundred Thousand and no/100 Dollars to the undersigned Grantor, THE MIGROUP INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **JOSEPH JUZANG AND SOPHIA W. JUZANG**

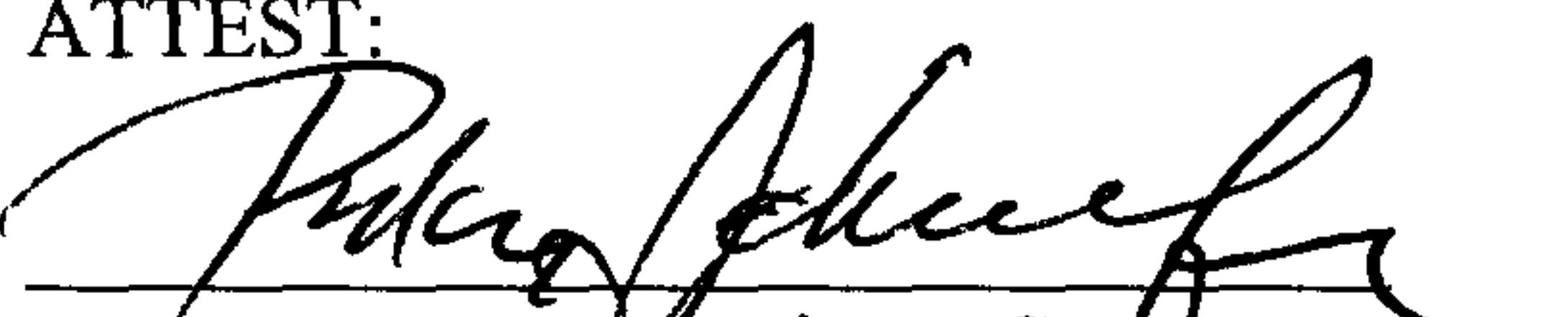
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Lot 1031, according to the Survey of Brook Highlands, 10th Sector, 2nd Phase, as recorded in Map Book 18, Page 36 A & B, in the Office of the Judge of Probate of Shelby County, Alabama. \$240,000.00 and \$60,000.00 of the purchase price recited above were paid from a 1st and 2nd mortgage loan which closed and was recorded 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, by ~~Richard G. Bennett~~ Richard G. Bennett ~~President~~ CEO who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 18th day of March, 2004.

ATTEST:

  
Notary Public

By   
Richard G. Bennett  
CEO Vice President

STATE OF New Jersey  
COUNTY OF Morris

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Richard G. Bennett whose name as ~~Vice President~~ CEO of THE MIGROUP INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th day of March, 2004.

  
Notary Public  
(SEAL)

My Commission Expires:  
6.14.04

