SEND TAX NOTICE TO:

(Name) Bernard Badami
356 Deer Ridge Lane
(Address) Chelsea, Al. 35043

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

20050812000416530 1/1 $42.00
Shelby Cnty Judge of Probate, AL
08/12/2005 03:45:35PM FILED/CERT

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Two hundred ninety-one thousand eight hundred seventy-five and no/100 ($291,875.00) Dollars

to the undersigned grantor, Jimmie Parker Custom Homes, 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

Bernard Badami and Melissa F. Badami

(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 45, according to the Survey of Deer Ridge Lakes, Sector 2, Phase 2, as recorded in Map Book 33, Page 116 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

$261,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Shelby County, AL 08/12/2005
State of Alabama

Deed Tax:$31.00

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 its President, Jimmie Parker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of July, 2005

ATTEST: JIMMIE PARKER CUSTOM HOMES, INC.

Secretary

By Jimmie E. Parker
JIMMIE PARKER President

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Jimmie Parker whose name as President of Jimmie Parker Custom Homes, 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 15 day of July, 2005

Patricia K Martin
Notary Public