

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

JOSEPH A. CARLUCCI  
228 CAMBRIAN RIDGE TRAIL  
PELHAM, AL 35124

STATE OF ALABAMA)  
COUNTY OF SHELBY)

### WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY FIVE THOUSAND NINE HUNDRED and 00/100 (\$85,900.00) DOLLARS to the undersigned grantor, B & S LAND DEVELOPMENT, INC. a corporation, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JOSEPH A. CARLUCCI, AN UNMARRIED MAN, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 15, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, AS RECORDED IN MAP BOOK 21 PAGE 8 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 20 feet reserved from Cambrian Ridge Trail as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1996-13968 in Probate Office.
4. Restrictions, limitations and conditions as set out in Map Book 21 page 8.
5. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

LESS AND EXCEPT: ALL MINERAL AND MINING RIGHTS TO SUBJECT PROPERTY.

\$68,700.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEEES, his, her, or their heirs and assigns, that it 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

07/17/1996-23041  
01:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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IN WITNESS WHEREOF, the said GRANTOR, B & S LAND DEVELOPMENT, INC., by its PRESIDENT, ALVA BATTLE who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 11th day of July, 1996.

B & S LAND DEVELOPMENT, INC.

By: Alva Battle  
ALVA BATTLE, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALVA BATTLE, whose name as PRESIDENT of B & S LAND DEVELOPMENT, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 11th day of July, 1996.

Alva Battle  
Notary Public

My commission expires: 7/16/98

Inst # 1996-23041

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