

This instrument prepared by:
John N. Randolph, Attorney
Strote & Permutt P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice to:
Brian P. Angelini

1410 Timber Circle
Helena, Alabama 35060

Inst # 2000-13530

WARRANTY DEED

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Thirteen Thousand and 00/100 (\$113,000.00) Dollars to the undersigned grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, William P. Shaw, Jr. and wife, Joan W. Shaw, (herein referred to as grantors) do grant, bargain, sell and convey unto Brian P. Angelini (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Amended Map of Timber Park, as recorded in Map Book 13, Page 115, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Restrictions as shown on recorded map.
3. 20-foot building line as shown on recorded map.
4. 7.5 foot easement on North and West side of lot as shown on recorded map.
5. Restrictions and covenants appearing of record in Shelby Real 253, Page 183; Shelby Real 272, Page 333; Shelby Real 276, Page 380 and Shelby Real 306, Page 132.
6. Right of way granted to Alabama Power Company recorded in Shelby Real 127, Page 39; Shelby Real 315, page 486 and Shelby Real 306, Page 113.

\$80,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21st day of April, 2000.

William P. Shaw, Jr.
William P. Shaw, Jr.

Joan W. Shaw
Joan W. Shaw

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William P. Shaw, Jr. and wife, Joan W. Shaw, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of April, 2000.

Notary Public
Affix Seal

Garrison E. Paris

5/15/2001

04/26/2000-13530
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 31.30