

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOSEPH R. BADOLATO, JR.
5204 TIMBERLINE COVE
BIRMINGHAM, AL 35244

Inst # 2000-34509

10/02/2000-34509
08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 53.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETY SIX THOUSAND TWO HUNDRED and 00/100 (\$196,200.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, TONJA L. NUNES VAN ZANDT, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOSEPH R. BADOLATO, JR. and AMY BADOLATO, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF SHADOW BROOK, AS RECORDED IN MAP BOOK 6 PAGE 102 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND, AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. BUILDING SETBACK LINE OF 50 FEET RESERVED FROM TIMBERLINE COVE AS SHOWN BY PLAT.
4. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ON THE SOUTHEASTERLY AND SOUTHERLY SIDES OF LOT.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN MISC. BOOK 16 PAGE 561, AMENDED IN MISC. BOOK 29 PAGE 333 IN PROBATE OFFICE.
6. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 129 PAGE 567 IN PROBATE OFFICE.

7. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 301 PAGE 562 IN PROBATE OFFICE.
8. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN MISC. BOOK 17 PAGE 386 AND COVENANTS PERTAINING THERETO RECORDED IN MISC. BOOK 17 PAGE 393 IN PROBATE OFFICE.
9. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 40 PAGE 432 IN PROBATE OFFICE.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 6 PAGE 102 A&B.

\$156,950.00 of the consideration herein was derived from a mortgage 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, TONJA L. NUNES VAN ZANDT, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of September, 2000.

Tonja L. Nunes Van Zandt acting by and through her attorney in fact, Teresa Stahl

TONJA L. NUNES VAN ZANDT, ACTING BY AND
THROUGH HER ATTORNEY IN FACT, TERESA STAHL

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that TERESA STAHL, whose name as Attorney in Fact for TONJA L. NUNES VAN ZANDT, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 27th day of September, 2000.

Robert S. Pal

Notary Public

Inst # 2000-34509

My commission expires:

7/11/02

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08:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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