

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

20040513000254340 Pg 1/1 238.00
Shelby Cnty Judge of Probate, AL
05/13/2004 15:15:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED TWENTY SEVEN THOUSAND AND NO/100 DOLLARS (\$227,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, EDMUND J. RICCO and spouse, KAYE M. RICCO (GRANTORS) do grant, bargain, sell and convey unto ELOISE B. MONROE (GRANTEE) in and to the following described real estate situated in SHELBY, ALABAMA to wit:

LOT 33, ACCORDING TO THE SURVEY OF CALDWELL CROSSINGS, AS RECORDED IN MAP BOOK 29, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2004.

SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED MAP.

RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN VOLUME 233, PAGE 700; VOLUME 216, PAGE 29 AND VOLUME 282, PAGE 115.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 142, PAGE 148.


MINERALS AND MINING RIGHTS AS RECORDED IN INST. NO. 2000-14348 AND INST. NO. 2000-43395.

RIGHT OF WAY GRANTED THE CITY OF HOOVER RECORDED IN INST. NO.2000-40742; INST. NO.2000-40741 AND INST. NO.2000-25988.

RESTRICTIONS AND COVENANTS RECORDED IN INST. NO. 2002-02381.

TO HAVE AND TO HOLD unto the said GRANTEE her heirs, successors and assigns forever; And said GRANTORS do for themselves, their heirs, successors, and assigns covenant with said GRANTEE, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and they heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 30th day of APRIL, 2004.


EDMUND J. RICCO

Seal


KAYE M. RICCO

Seal

STATE OF ALABAMA
JEFFERSON COUNTY

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that EDMUND J. RICCO and KAYE M. RICCO whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.
Given under my hand and seal this 30TH day of APRIL, 2004.


Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
ELOISE B. MONROE
3038 CROSSING DRIVE
BIRMINGHAM, ALABAMA 35242
PARCEL ID# 10-2-03-0-003-033