This Instrument was prepared by:
Law Office of P.K. Smartt, PKS
4 Office Park Circle, Suite 212, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Joseph and Suzanne Carnaggio
5660 Double Oak Lane
Birmingham, AL 35242

20050401000150070 1/1 $109.00
Shelby Cnty Judge of Probate, AL
04/01/2005 01:17:13PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of four hundred eighty nine thousand and no/100, dollars ($489,000.00),

to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is acknowledged,

Palmer Construction, Inc.

(herein referred to as grantor), does grant, bargain, sell and convey unto

Joseph V. Carnaggio and Suzanne W. Carnaggio, Husband and Wife

(herein referred to as grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 17, according to the Survey of Mountain Crest Estate, as recorded in Map Book 32, Page 76, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, in any, of record.

$391,200.00 of the consideration herein was derived from a mortgage with Alabama Central Credit Union closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Palmer Construction, Inc. an Alabama Corporation, by George D. Palmer, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of March, 2005.

Palmer Construction, Inc., an Alabama Corporation

By: George D. Palmer
Its: President

Shelby County, AL 04/01/2005
State of Alabama

Deed Tax:$98.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

Corporation Acknowledgment

I, Philander K. Smartt, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George D. Palmer, whose name as President of Palmer Construction, an Alabama Corporation, is signed to the foregoing, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, George D. Palmer as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 17th day of March, 2005.

Notary Public

My Commission Expires: 2/11/07