


Send tax notice to:
Joseph Anthony Sciarrotta
Kathryn Lea Sciarrotta
850 Old Cahaba Drive
Helena, Alabama 35080

STATE OF ALABAMA
COUNTY Shelby

BHm0505458
This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #345
Birmingham, Alabama 35243


20050726000373000 1/2 \$114.00
Shelby Cnty Judge of Probate, AL
07/26/2005 09:16:11AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) in hand paid to the undersigned Michael Shirah and Diane Shirah, Husband and Wife, (hereinafter referred to as Grantors") by Joseph Anthony Sciarrotta and Kathryn Lea Sciarrotta (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1023, Old Cahaba 10th Sector, Phase I, as recorded in Map Book 26, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$ 110,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

Shelby County, AL 07/26/2005
State of Alabama

Deed Tax: \$100.00

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IN WITNESS WHEREOF, Grantor(s) Michael Shirah and Diane Shirah hereunto set their signature(s) and seal(s) on June 27, 2005.

*Michael Shirah by his AIF,
Chad Beasley*

Michael Shirah

by his Attorney in Fact, Chad Beasley

*Diane Shirah by her AIF,
Chad Beasley*

Diane Shirah

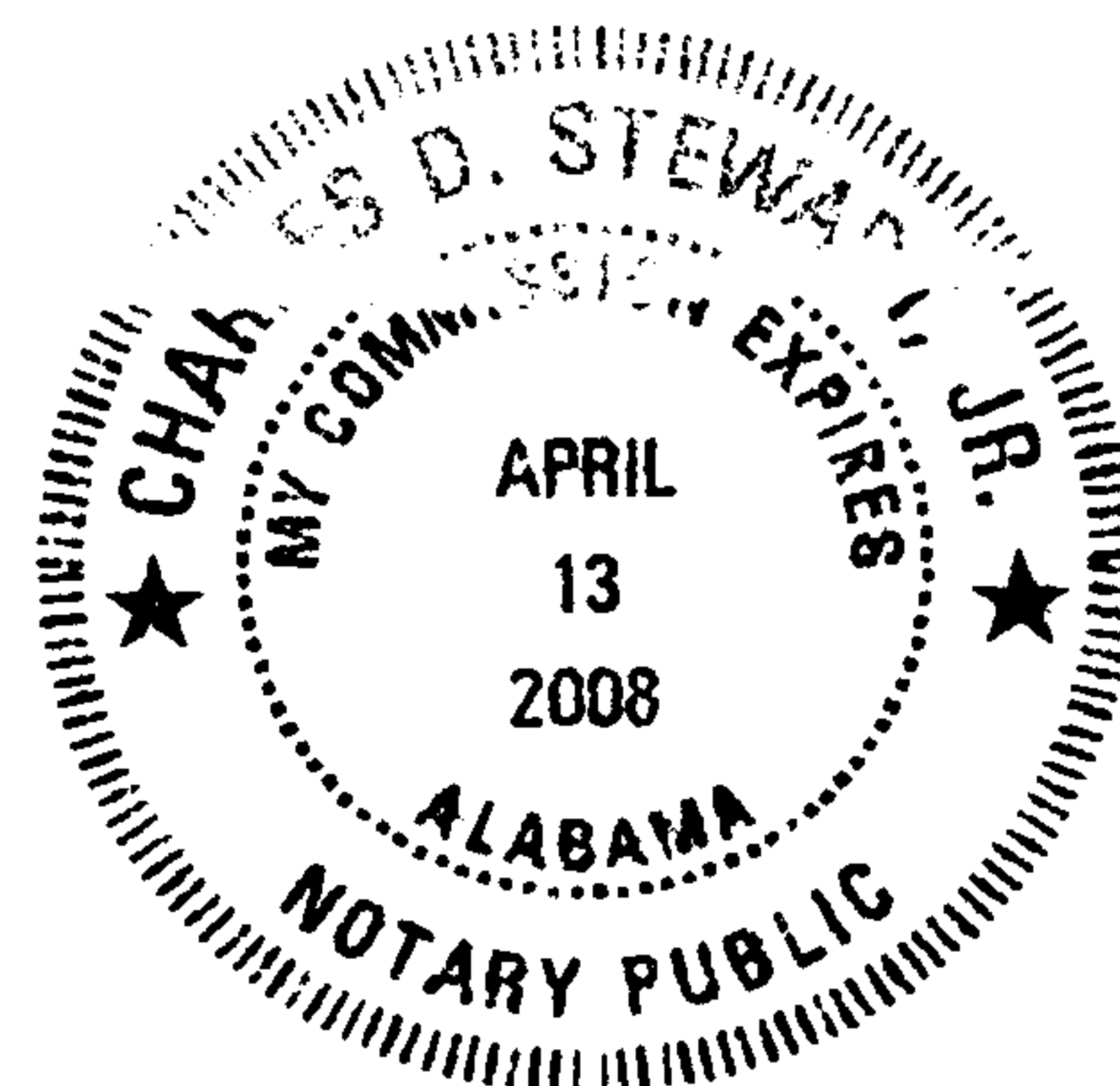
by her Attorney in Fact, Chad Beasley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Shirah (by his Attorney in Fact, Chad Beasley) and Diane Shirah (by her Attorney in Fact, Chad Beasley), Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2005.

(NOTARIAL SEAL)



Notary Public

Print Name

Commission Expires:

Chad D. Stewart, Jr.

Charles D. Stewart, Jr.

4-13-08