20060302000099380 1/2 $46.00
Shelby Cnty Judge of Probate,AL
03/02/2006 01:13:35PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Tab Bisignani
365 Greystone Glen Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Sixty Thousand One and No/100 Dollars ($160,001.00), and other good and valuable consideration, paid to the undersigned grantor, Reba Caldwell, one and the same as Reva Caldwell, as Executrix of the Estate of Kathleen Smith Jones, deceased, Shelby County Case No. PR-2004-000179 ("Grantor"), by Tab Bisignani ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Part of the NE ¼ of the SW ¼ of Section 13, Township 19 South, Range 2 West, in Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE ¼ of the SW ¼ of said Section 13 and run North along the West boundary line of said ¼ ¼ section for 495 feet; thence turn an angle to the right of 92 deg. 24 min. and run Eastward parallel with the South boundary line of said ¼ ¼ section a distance of 341.83 feet to a point on the Easterly right of way line of Cahaba Valley Road (having a width of 80 feet) for the point of beginning of the property herein described; continue Eastward along same course for a distance of 553.21 feet to a point on the Westerly right of way line of Oak Mountain Park Road (having a width of 80 feet); thence turn an angle to the right of 110 deg. 10 min. and run Southwesterly along the Westerly right of way line of Oak Mountain Park Road for a distance of 175.63 feet; thence turn an angle to the right of 69 deg. 50 min. and run Westward along a line which is 330 feet North of and parallel with the South boundary line of said NE ¼ of the SW ¼ of said Section for a distance of 563 feet to a point on the Easterly right of way line of aforesaid Cahaba Valley Road; thence to the right and run Northeasterly along the Easterly line of said road for a distance of 179.26 feet to the point of beginning. Being situated in Shelby County, Alabama.

Kathleen Smith Jones was the surviving grantee of that certain deed recorded in Deed Book 298, at Page 720, in the Probate Office of Shelby County, Alabama, A.A. Jones having died on or about May 9, 1998.

SUBJECT TO: (1) Current taxes; (2)Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 106, at Page 310, Deed Book 119, at Page 48, and Deed Book 134, at Page 547, in the Probate Office; (3) Right of Way granted to Shelby County by instrument recorded in Deed Book 135, at Page 34, in the Probate Office; (4) Rights of Way granted to Public Road to Department of Conservation of the State of Alabama by instruments recorded in Deed Book 174, at Page 440, Deed Book 174, at Page 442, Deed Book 174, at Page 448 and Deed Book 174, at Page 454, in the Probate Office.

$128,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

Shelby County, AL 03/02/2006
State of Alabama

Deed Tax:$32.00

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 27th day of January, 2006.

20060302000099380 2/2 $46.00
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WITNESS:

Anne P. Marshall

Reba Caldwell

Reba Caldwell, one and the same as Reva Caldwell, as Executrix of the Estate of Kathleen Smith Jones, Deceased
Shelby County Case No. PR-2004-000179

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Reba Caldwell whose name as Executrix of the Estate of Kathleen Smith Jones, Deceased, Shelby County Case No. PR-2004-000179, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, in her capacity as such Executrix and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this 27th day of January, 2006.

Notary Public

My Commission Expires: 3/14/2007