

Send tax notice to:

CHRISTOPHER J. MILAZZO  
2551 ROCKY RIDGE ROAD  
BIRMINGHAM, AL 35243

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2008791  
**TITLE NOT EXAMINED**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) in hand paid to the undersigned, PAUL MILAZZO, MARRIED NOT JOINED BY SPOUSE (hereinafter referred to as "Grantor") by CHRISTOPHER J. MILAZZO, MARRIED NOT JOINED BY SPOUSE (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 273, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 6TH SECTOR 2ND PHASE, AS RECORDED IN MAP BOOK 15, PAGES 50A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. ANY ITEM DISCLOSED ON THAT CERTAIN POLICY OF TITLE INSURANCE OBTAINED IN CONNECTION WITH THIS TRANSACTION.
3. EASEMENT/RIGHT OF WAY TO BIRMINGHAM WATER WORKS AND SEWER BOARD AS RECORDED IN BOOK 252, PAGE 210.
4. EASEMENT/RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 377, PAGE 433.
5. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM ASHINGTON DRIVE AS SHOWN BY PLAT.
6. ALL OUTSTANDING RIGHTS OF REDEMPTION IN FAVOR OF ALL PERSONS ENTITLED TO REDEEM THE PROPERTY FROM THAT CERTAIN MORTGAGE FORECLOSURE SALE EVIDENCED BY MORTGAGE FORECLOSURE DEED RECORDED IN INSTRUMENT NO. 20080811000321970, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. ALL OUTSTANDING MUNICIPAL ASSESSMENTS, FIRE DUES, LIBRARY DUES, AND HOMEOWNERS ASSOCIATION DUES.

THIS PROPERTY IS SOLD AS IS AND GRANTOR ONLY WARRANTS TITLE FROM THE TIME GRANTOR OBTAINED TITLE UNTIL THE DATE GRANTOR CONVEYS ITS INTEREST IN THE AFORESAID PROPERTY TO THE GRANTEE.

SUBJECT PROPERTY DOES NOT CONSITUTE THE HOMESTEAD OF GRANTOR NOR HIS RESPECTIVE SPOUSE.


\$ 230,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.



20081126000450350 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
11/26/2008 08:34:37AM FILED/CERT

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 21st day of November, 2008.

  
\_\_\_\_\_  
PAUL MILAZZO

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PAUL MILAZZO, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of November, 2008.

  
\_\_\_\_\_  
Charles D. Stewart, Jr.  
4-13-12

CHARLES D. STEWART, JR.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: APRIL 2012  
ALABAMA  
NOTARY PUBLIC