

*This instrument was prepared by:*  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

*Send tax notice to:*  
Jennifer Louise Houston  
1114 Weybridge Circle  
Pelham, Alabama 35124

**WARRANTY DEED**

STATE OF ALABAMA )  
  :  
SHELBY COUNTY        )       **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Eighty-Eight Thousand and 00/100 Dollars (\$188,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Anthony J. Occhipinti and his wife Laurie M. Occhipinti**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Jennifer Louise Houston**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 607, according to the Final Plat of Weybridge at Ballantrae, Phase 1, as recorded in Map Book 32, page 123, in the Probate Office of Shelby County, Alabama.**

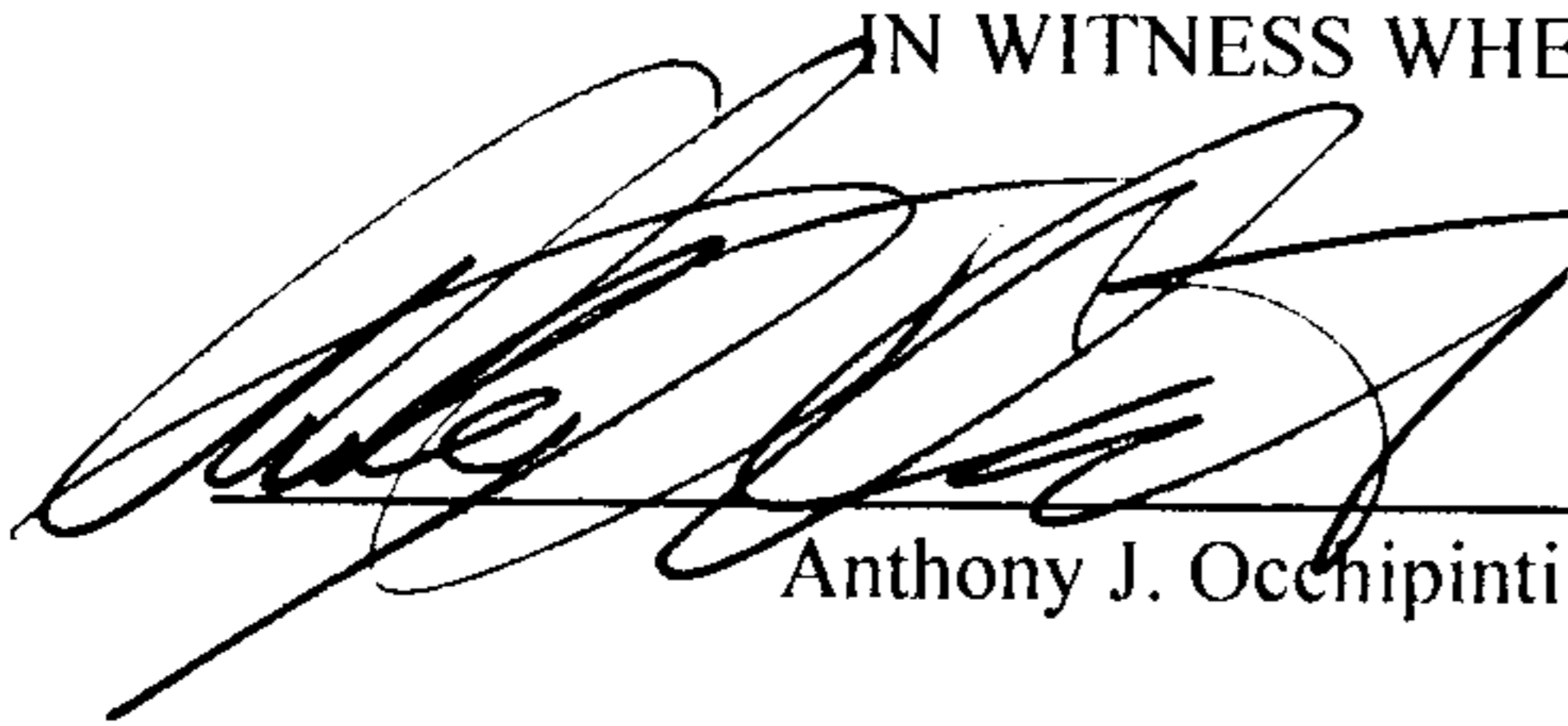
\$184,574.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2009 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantors; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 24th day of April, 2009.

  
\_\_\_\_\_  
Anthony J. Occhipinti (Seal)

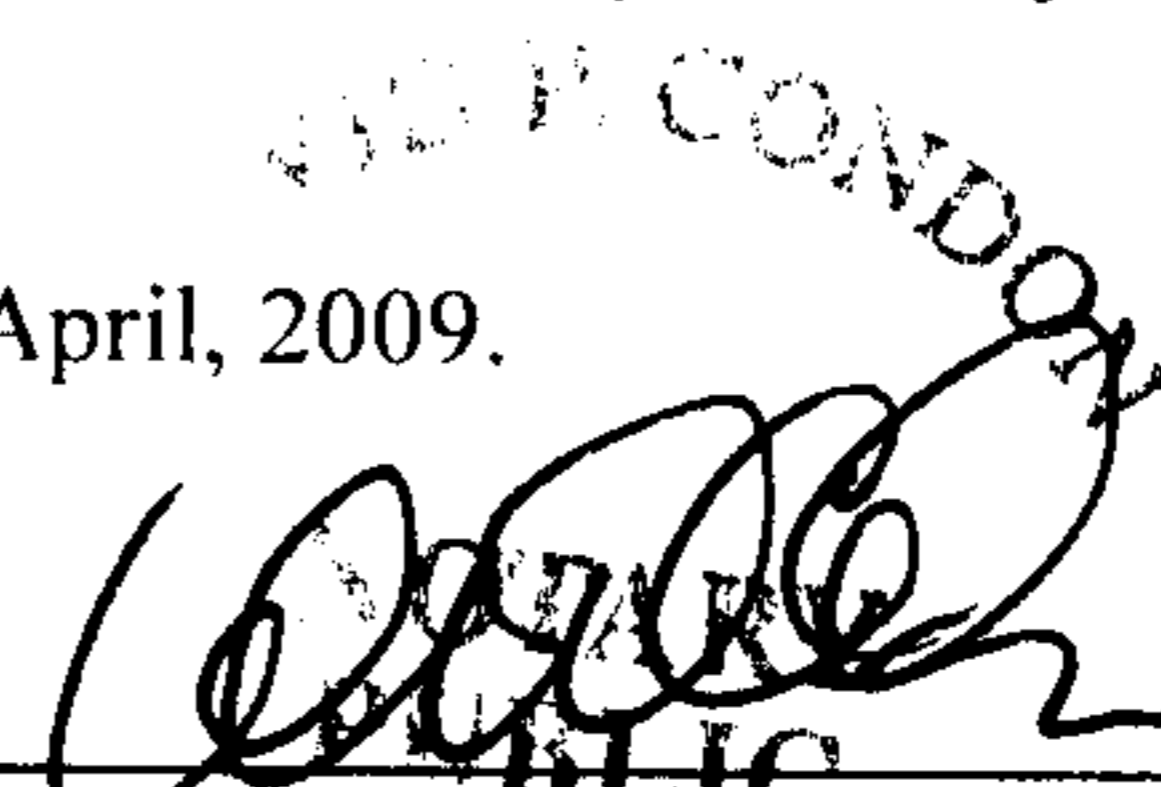
  
\_\_\_\_\_  
Laurie M. Occhipinti (Seal)

STATE OF ALABAMA )  
  :  
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Anthony J. Occhipinti and Laurie M. Occhipinti whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2009.

Deed Tax : \$3.50

  
\_\_\_\_\_  
Notary Public: David P. Condon  
My Commission Expires: 2-12-10