

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Daniel Yanarella
116 Austin Circle
Birmingham, AL 35242

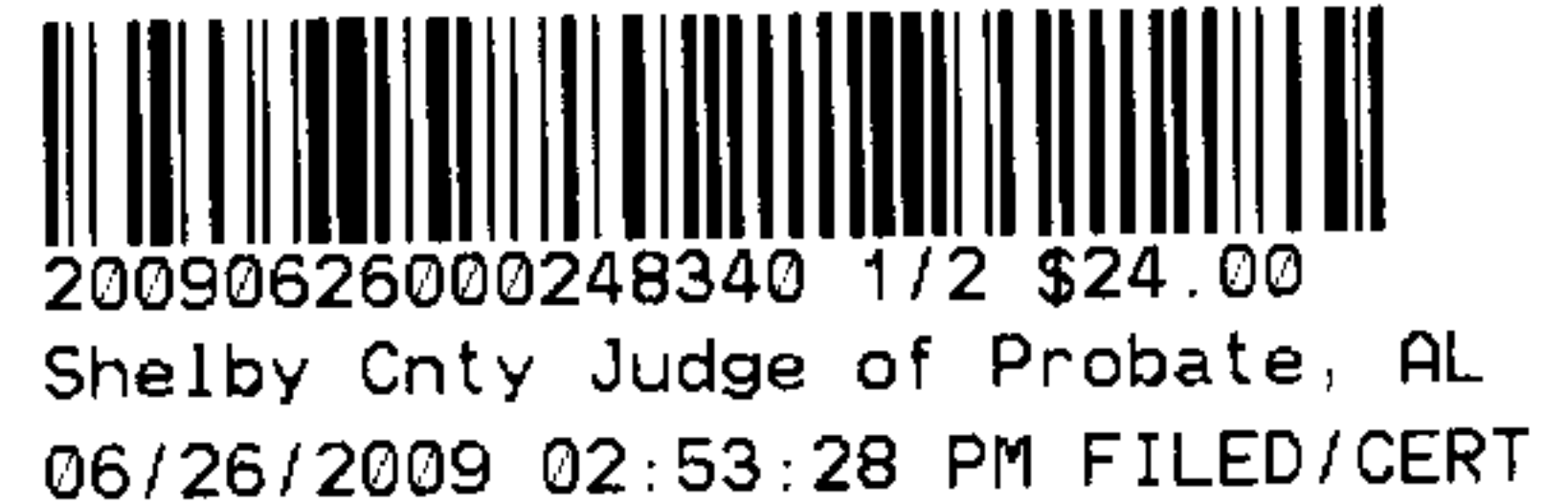
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100-----
(\$10,000.00) Dollars



to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we,

Daniel Yanarella and Joni P. Yanarella, husband and wife
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto
Daniel Yanarella and Joni P. Yanarella

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Shelby County, AL 06/26/2009
State of Alabama
Deed Tax : \$10.00

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12th day of June, 2009.

_____(Seal)

_____(Seal)

Daniel Yanarella (Seal)
Joni P. Yanarella (Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Daniel Yanarella and Joni P. Yanarella

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, A.D., 2009.

My Commission Expires: 4/27/12

William H. Halbrooks
William H. Halbrooks, Notary Public



20090626000248340 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
06/26/2009 02:53:28 PM FILED/CERT

EXHIBIT "A" - LEGAL DESCRIPTION

Lot 2705, according to the Survey of Highland Lakes, 27th Sector, an Eddleman Community, as recorded in Map Book 32, page 20, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roads, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Instrument #1994-07111 and amended in Instrument No. 1996/17543 and further amended in Instrument 1999/31095, in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 27th Sector, recorded as Instrument #20031010000683520 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").