



20100603000175990 1/1 \$161.00  
 Shelby Cnty Judge of Probate, AL  
 06/03/2010 01:59:40 PM FILED/CERT

# WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **TWO HUNDRED FORTY EIGHT THOUSAND AND NO/100 (\$248,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **PETE A. MAENZA, A MARRIED MAN** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **CATHY F. BETH**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

**LOT 220, ACCORDING TO THE SURVEY OF PHASE FOUR, CALDWELL CROSSINGS, 2ND SECTOR, AS RECORDED IN MAP BOOK 32, PAGE 7, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**\$98,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

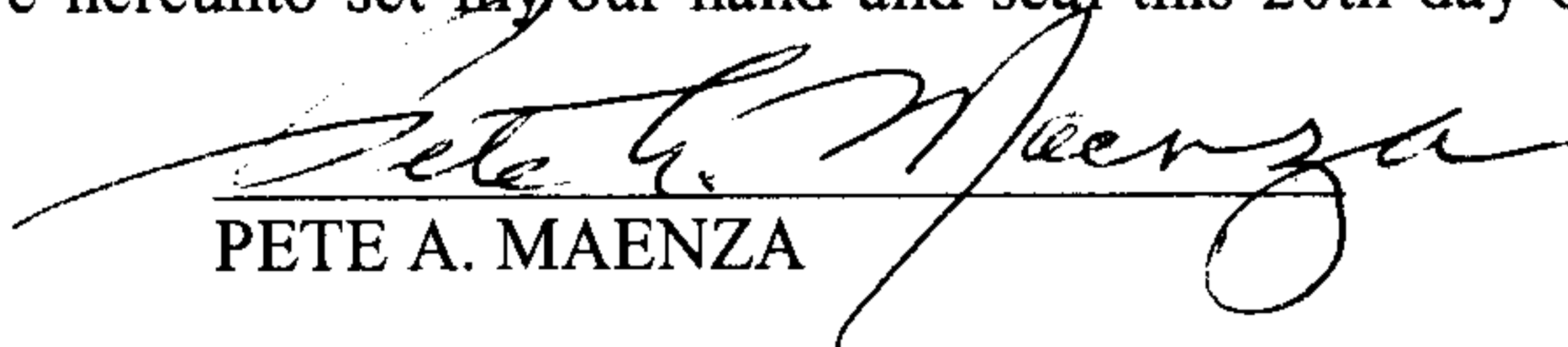
**SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.**

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.  
 Ad valorem taxes for the year 2010, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 20th day of May, 2010.

  
 PETE A. MAENZA

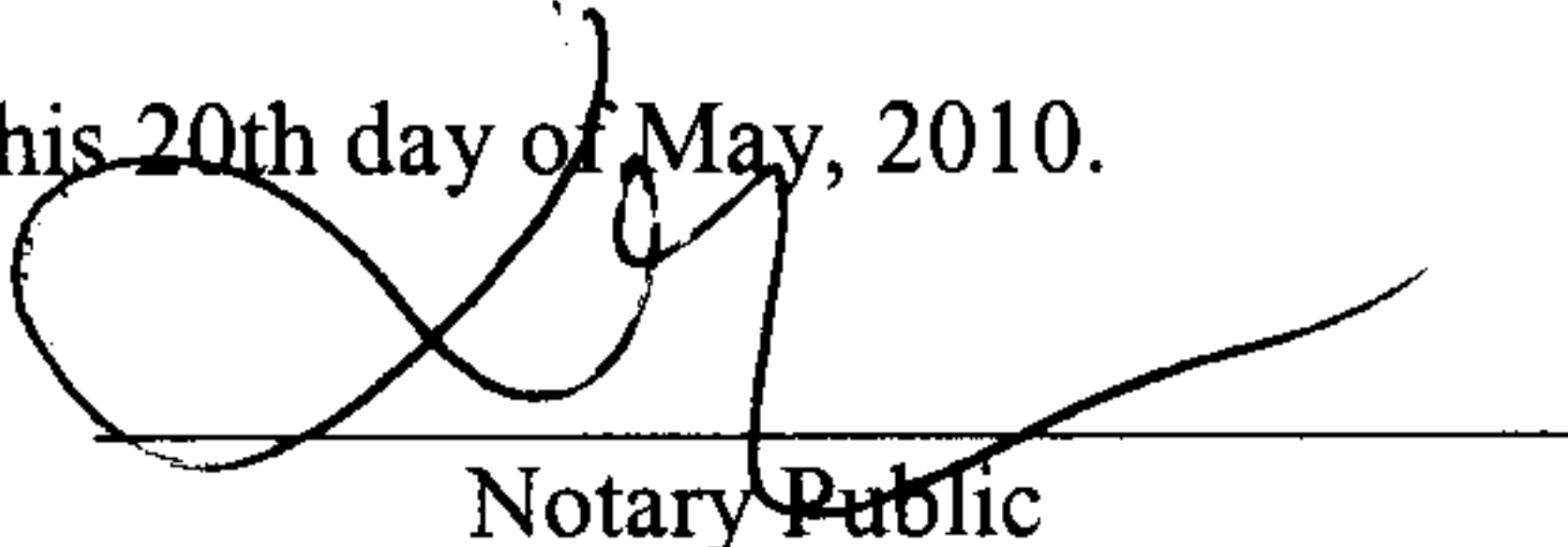
STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that PETE A. MAENZA 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 seal this 20th day of May, 2010.

My Commission Exp:

  
 Notary Public

THIS INSTRUMENT PREPARED BY:  
 THE SNODDY LAW FIRM, LLC  
 2871 ACTON ROAD, SUITE 201  
 BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
 CATHY F. BETH  
 4041 CROSSINGS LANE  
 BIRMINGHAM, AL 35242-4473

DAVID S. SNODDY  
 MY COMMISSION EXPIRES 6/18/10

Shelby County, AL 06/03/2010  
 State of Alabama  
 Deed Tax : \$150.00