

THIS INSTRUMENT PREPARED BY: JOHN MARTIN GALESE, P.A.
3300 Cahaba Rd.
Birmingham, Alabama 35223

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY)

That in consideration of \$270,000.00 dollars to the undersigned grantor(s) Steve Russo and wife Julia E. Russo, in hand paid by Crestwood Realty, Inc., the receipt whereof is hereby acknowledged, the said Steve Russo and wife Julia E. Russo do grant, bargain, sell and convey unto the said Crestwood Realty, Inc. the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 9, 12, 13, 14, 15, 17, 18, and 19, according to the amended map of Chaparral, First Sector, Phase I, as recorded in Map Book 7, page 161 in the Probate office of Shelby County, Alabama; AND

Lots 10-A, 11-A, 20-A, 22-A, 24-A and 25-A, according to the Resurvey of Lots 10, 11, 20 through 29 amended map of Chaparral, First Sector, Phase I, as recorded in Map Book 8, Page 93 in the Probate Office of Shelby County, Alabama. Subject to easements, buildings lines, agreements, rights of way and restrictions of record.

\$229,500.00 of the purchase price paid herein was paid by the execution of a purchase money mortgage, executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE(S), their assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances (except as above noted), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 28 day of February, 1983.

See Mtg. 727-896

Deed to

WITNESS: A. J. HENRY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED

40.50
Rec 1.50
Ind 1.00
43.00

1983 MAR -2 AM 9:54

Steve Russo
STEVE RUSSO

Julia E. Russo
JULIA E. RUSSO

John A. Galese
NOTARY PUBLIC

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Steve Russo and wife Julia E. Russo, whose name(s) 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, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 28 day of February, 1983.

John Martin Galese
NOTARY PUBLIC

JOHN MARTIN GALESE, P.A./

SUITE 102, SHADES BROOK BUILDING
3300 CAHABA ROAD

See Partial Release Mtd. Ct. 5/24/83
" " " 7/3/83
" " " 5/2/84
" " " 12/9/84

BOOK 345 PAGE 421