

5703  
Send tax notice to:

Mary Lou Carnaggio  
118 Southlake Lane  
Birmingham, Alabama 35244

This instrument prepared by:

Timothy A. Massey  
1100 East Park Drive, Ste 301  
Birmingham, Alabama 35235

Inst # 1994-13563

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-five Thousand Nine Hundred and 00/100 Dollars (\$ 135,900.00 ) in hand paid to J-Wes Co., Inc., an Alabama corporation ("Grantor") by Mary Lou Carnaggio, a separated woman ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, Block 3, according to the Survey of Southlake Crest, 1st Sector, as recorded in Map Book 17, page 74, in the Probate Office of Shelby County, Alabama.

\$ 129,100.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however, to the following:

1. Current ad valorem taxes
2. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129, page 572, and Deed Book 219, page 734, in said Probate Office
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 142, page 184, and Real 149, page 12, in said Probate Office
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges

- and immunities relating thereto, including rights set out in Deed Book 121, page 294, in said Probate Office
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 153, page 395, in said Probate Office
  6. Restrictions for land use as set out in Real 160, page 492, in said Probate Office
  7. Building setback lines and public utility easements as shown by recorded plat
  8. Declaration of Protective Covenants for Southlake Crest as recorded as Instrument # 1993-30195 in said Probate Office
  9. Articles of Incorporation of Southlake Crest Residential Association, Inc. as recorded as Instrument # 1993-30196 in said Probate Office
  10. Bylaws of Southlake Crest Residential Association, Inc. as recorded as Instrument # 1993-30197 in said Probate Office
  11. Easements, restrictions, covenants, reservations and rights-of-way of record

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 15th day of April, 1994.

J-WES CO., INC.

By: *Rick L. Griffith*  
Its: Rick L. Griffith, Vice President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Rick L. Griffith, whose name as Vice President of J-Wes Co., Inc., an Alabama corporation, 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 instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 15th day of April, 1994.

K. O. B. N.

Notary Public

[NOTARIAL SEAL]

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES: Nov. 13, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst. # 1994-13563

04/26/1994-13563  
09:14 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MJS 20.50