

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ANGELO J. COLASANTE
257 FOREST PARKWAY
MONTEVALLO, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

06/01/1995-14287
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 29.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY EIGHT THOUSAND and 00/100 (\$178,000.00) DOLLARS to the undersigned grantor, BILL'S CONTRACTING SERVICE, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto ANGELO J. COLASANTE, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF PARK FOREST, SIXTH SECTOR, AS RECORDED IN MAP BOOK 17 PAGE 92 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line and public easements as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1993-29537 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 121 page 191 and Deed 154 page 423 in Probate Office.
5. Easement(s) to Bellsouth Communications as shown by instrument recorded as Instrument #1993-35653 in Probate Office.
6. Agreement with Alabama Power Company as to covenants, recorded as Instrument #1994-1196 in Probate Office.

LESS AND EXCEPT

1. 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 122 page 333 and Deed 325 page 546 and Real 45 page 210 in Probate Office.

\$160,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BILL'S CONTRACTING SERVICE, INC., by its PRESIDENT, WILLIAM D. MURRAY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23rd day of May, 1995.

BILL'S CONTRACTING SERVICE, INC.

By: William D. Murray, Pres.
WILLIAM D. MURRAY, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM D. MURRAY, whose name as PRESIDENT of BILL'S CONTRACTING SERVICE, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 23 day of May, 1995.

[Signature]
Notary Public

My commission expires: 7/16/98

Inst # 1995-14287

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