

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: PAUL M. HILL

name

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

2581 ROYAL WAY

address

WARRANTY DEED (Without Survivorship)

PELHAM, ALABAMA 35124

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FORTY THOUSAND AND NO/100-----

-----DOLLARS (\$140,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, RICHARD D. TOMASELLO, a married person

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto PAUL M. HILL

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

LOT 26, ACCORDING TO THE MAP AND SURVEY OF ROYAL OAKS, THIRD SECTOR, FIRST
ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 26, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1995 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1995.

RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY BY
INSTRUMENT(S) RECORDED IN BOOK 329, PAGE 432.

THIRTY FOOT BUILDING LINE FROM JUDY CIRCLE AND FROM ROYAL WAY AS SHOWN ON
RECORDED PLAT.

RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 24, PAGE 699 AND MISC. VOLUME
44, PAGE 709.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR
NOR HIS SPOUSE.

07/05/1995-17518
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 22.50

\$ 126,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 30th
day of June, 19 95.

(Seal)

Richard D. Tomasello

RICHARD D. TOMASELLO

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, GENE W. GRAY, JR.

, a Notary Public in and for the said County, in said State, hereby certify that

RICHARD D. TOMASELLO

whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 30th day of June, A.D., 19 95

GENE W. GRAY, JR.

Notary Public

Inst # 1995-17518