

This instrument was prepared by:
(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
(Name) JOSEPH A. TORTOMASI
(Address) 2 Eddings Lane
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighty-Nine Thousand and no/100----- DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
B. STANLEY BRUCE and wife, SANDRA E. BRUCE
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
JOSEPH A. TORTOMASI
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 2, according to Monte Tierra 1st Addition, as recorded in Map Book
6 page 93, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 80,100.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Inst # 1995-24670

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09/06/1995-24670
02:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise stated above; that I (we) have 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, his, her or their heirs and assigns, or its successors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th
day of August, 19 95.

(Seal)

(Seal)

(Seal)

B. Stanley Bruce (Seal)
B. STANLEY BRUCE

(Seal)
Sandra Bruce (Seal)
SANDRA E. BRUCE

STATE OF ALABAMA }
SHELBY County } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that B. STANLEY BRUCE and wife, SANDRA E. BRUCE, whose name(s) are signed to the
foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the
conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of August, 19 95.

8-29-98
My Commission Expires:

[Signature]
Notary Public