

SEND TAX NOTICE TO:

Joel E. Tarpley

4964 Csldwell Mill Lane

Birmingham, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) paid to the undersigned Joel E. Tarpley and Ninfa T. Tarpley, husband and wife, and Leon J. LoMonaco and Theresa M. LoMonaco, husband and wife (collectively, the "Grantors") by Joel E. Tarpley, Ninfa T. Tarpley, Leon J. LoMonaco and Theresa M. LoMonaco (collectively, the "Grantees"), the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantees, each as a one-quarter tenant-in-common, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Old Mill Trace, as recorded in Map Book 7, page 99, in the Probate Office of Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 1996 tax year and all subsequent years.

TO HAVE AND TO HOLD, To the Grantees, each as a one-quarter tenant-in-common, forever. And the Grantors do for themselves, their heirs, executors and assigns, covenant with the Grantees, their executors, heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the same as aforesaid; and the Grantors will and their executors, heirs and assigns shall, warrant

*value less outstanding
mortgage \$56,000⁰⁰*

12/28/1995-37117
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 69.50

Inst # 1995-37117

and defend the same to the Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Joel E. Tarpley, Ninfa T. Tarpley, Leon J. LoMonaco and Theresa M. LoMonaco have hereunto set their hands and seals this 26th day of December, 1995.

Joel E. Tarpley
Joel E. Tarpley

Ninfa T. Tarpley
Ninfa T. Tarpley

Leon J. LoMonaco
Leon J. LoMonaco

Theresa M. LoMonaco
Theresa M. LoMonaco

New York
STATE OF ~~ALABAMA~~)

RICHMOND COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joel E. Tarpley, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 1995.

Eugene D. Guerra, Jr.
Notary Public

AFFIX SEAL

My commission expires: 10-31-96

EUGENE D. GUERRA, JR.
NOTARY PUBLIC, State of N.Y.
No. 01GU5034842
Qualified in Richmond County
Commission Expires Oct. 31, 1996

New York
STATE OF ~~ALABAMA~~)

RICHMOND COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ninfa T. Tarpley, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 1995.

Eugene D. Guerra Jr.
Notary Public

AFFIX SEAL

My commission expires: 10-31-96

EUGENE D. GUERRA
NOTARY PUBLIC, State of N.Y.
No. 01GU5034842
Qualified in Richmond County
Commission Expires Oct. 31, 1996

STATE OF NEW YORK)

RICHMOND COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Leon J. LoMonaco, whose name 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 1995.

Eugene D. Guerra Jr.
Notary Public

AFFIX SEAL

My commission expires: 10-31-96

EUGENE D. GUERRA, JR.
NOTARY PUBLIC, State of N.Y.
No. 01GU5034842
Qualified in Richmond County
Commission Expires Oct. 31, 1996

STATE OF NEW YORK)

RICHMOND COUNTY)

12/28/1995-37117
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 SNA 59.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Theresa M. LoMonaco, whose name 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 1995.

Eugene D. Guerra Jr.
Notary Public

AFFIX SEAL

My commission expires: 10-31-96

EUGENE D. GUERRA, JR.
NOTARY PUBLIC, State of N.Y.
No. 01GU5034842
Qualified in Richmond County
Commission Expires Oct. 31, 1996

3

This instrument prepared by:

Kay K. Bains
WALSTON, STABLER, WELLS,
ANDERSON & BAINS
505 N. 20th Street, Suite 500
Birmingham, Alabama 35203
(205) 251-9600