

THIS INSTRUMENT WAS PREPARED BY:
M. Wayne Wheeler, P.C.
2230 Third Avenue North
Birmingham, Alabama 35203

✓ SEND TAX NOTICE TO:
Dorothy J. Ruggerio
935 Greystone Highlands CR
Birmingham, Alabama 35242

Inst. 1997-26009
SOU

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Dollar (\$1.00) and any other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I or we, Eugene S. Ruggerio and Dorothy J. Ruggerio, Husband and Wife, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Dorothy J. Ruggerio, a married woman (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the amended Map of Greystone Highlands, Phase 1, as recorded in Map Book 19, Page 24 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, mortgages and encumbrances of record.

Title not examined at the express request of the parties.

Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 14 day of August, 1997.

08/15/1997-26009
08:11 AM CERTIFIED
SHELBY COUNTY JUDGE'S OFFICE
001 100
9:00

Eugene S. Ruggerio
EUGENE S. RUGGERIO

Dorothy J. Ruggerio
DOROTHY J. RUGGERIO

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eugene S. Ruggerio and Dorothy J. Ruggerio, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 14th day of August, 1997.

Bela M. Dye
Notary Public

Commission Expires February 7, 2000