

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL WARRANTY DEED

Know All Men by These Presents, that in consideration of TWO HUNDRED SIXTY NINE THOUSAND NINE HUNDRED and no/100 (\$269,900.00) DOLLARS by the grantees herein, the receipt whereof is acknowledged, **KENNETH T. WERK, JR. and DENISE R. WERK, husband and wife**, (hereinafter Grantors), do grant, bargain, sell and convey unto **COSMO JOSEPH TERESI, III and WENDY MORGAN TERESI**, (Grantees), all their interest in the following described real estate, situated in **SHELBY COUNTY, Alabama**:

Lot 513, according to the Survey of Eagle Point, 5th Sector, as recorded in Map Book 18, page 138, in the Probate Office of Shelby County, Alabama.

\$256,400.00 of the consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mineral and mining rights are not warranted. 1998 taxes are currently a lien, but are not yet due and payable.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **KENNETH T. WERK, JR. and DENISE R. WERK**, have hereunto set their hand and seal, this 11th day of June, 1998.

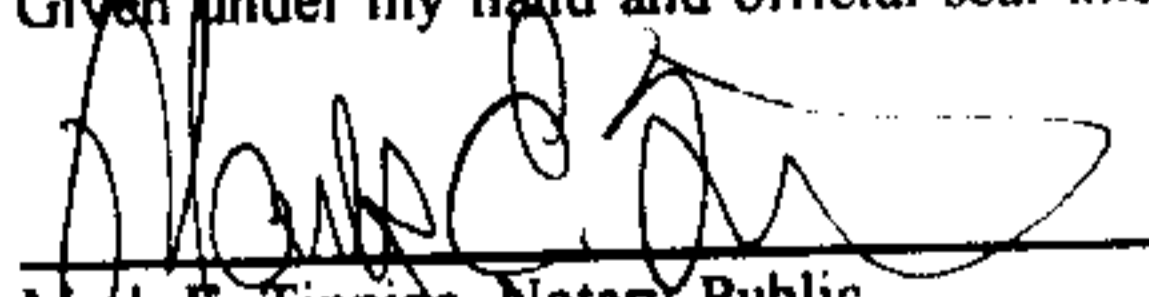

KENNETH T. WERK, JR.


DENISE R. WERK

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said county, in said State, hereby certify that **KENNETH T. WERK, JR. and DENISE R. WERK**, whose names 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 11th day of June, 1998.


Mark E. Tippins, Notary Public
My commission Expires: 7/23/2001

This instrument prepared by: Mark E. Tippins, 4 Office Park Circle #215, Birmingham, AL 35223
Send Tax Notice To: Cosmo & Wendy Teresi, III, 1044 Cole Circle, Birmingham, Alabama 35242

06/17/1998-22571
12:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 22.00

Inst # 1998-22571