

THIS INSTRUMENT PREPARED BY:

Mary P. Thornton  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue South  
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

AmSouth Bank, as Trustee  
c/o Don Ferguson  
P.O. Box 11426  
Birmingham, AL 35202

This deed is being recorded to reconvey the property described herein to AMSOUTH BANK OF ALABAMA, an Alabama banking corporation, and VIRGINIA SEWELL JONES, as Trustees under the Will of Joseph Wheeler Sewell, Jr., deceased. That certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama in Inst. #1997-39627 conveyed the incorrect lot to Tab Bisignani and wife, Ruth Greer Wright Bisignani.

STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
                                  )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Five Thousand and No/100 Dollars (\$65,000.00) to the undersigned TAB BISIGNANI and wife, RUTH GREER WRIGHT BISIGNANI, ("Grantors") in hand paid by AMSOUTH BANK OF ALABAMA, an Alabama banking corporation, and VIRGINIA SEWELL JONES, as Trustees under the Will of Joseph Wheeler Sewell, Jr., deceased ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents grant, bargain, sell and convey unto the said Grantees the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19-A, according to a Resurvey of Lots 18 through 21 & 33 through 35, of The Glen Estates, as recorded in Map Book 19, Page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The Property is conveyed subject to the following:

1. Ad Valorem taxes due and payable October 1, 1998 and subsequent years.
2. Easements as shown by recorded plat.
3. Easement(s) Agreement between Daniel Oak Mountain Limited and School House Properties as set out as Instrument #1993-22440 in Probate Office.
4. Easement Agreement for access through "The Glenn", recorded in Real 346, Page 848 and in First Amendment in Real 380, Page 639, and Second Amendment as Inst. #1993-29620 and Third Amendment as Inst. #1995-16399 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 111, Page 408 in Probate Office.
6. Covenant and Agreement for Water Service as set out in agreement recorded in Real 235, Page 574 and by Inst. #1993-20840 and Inst. #1992-20786 in Probate Office.

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SHELBY COUNTY JUDGE OF PROBATE  
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7. Greystone Close' Development Declaration of Covenants, Conditions and Restrictions as recorded in Real 346, Page 873; and First Amendment as recorded in Real 380, Page 635 and Second Amendment as Inst. #1995-16398 in the Probate Office.
8. Agreement in regard to sanitary sewer system as set out in Map Book 19, Page 96 in Probate Office.
9. Easement deed to Shelby County dated December 8, 1994 and recorded as Inst. #1995-4393 in Probate Office.
10. Mineral and mining rights not owned by Grantors.

TO HAVE AND TO HOLD unto the said Grantees their heirs and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantors, **TAB BISIGNANI** and wife, **RUTH GREER WRIGHT BISIGNANI**, have hereto set their signatures and seals this 7<sup>th</sup> day of July, 1998.

GRANTORS;

Tab Bisignani  
Tab Bisignani  
Ruth Greer Wright Bisignani  
Ruth Greer Wright Bisignani

STATE OF ALABAMA )

Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Tab Bisignani and wife, Ruth Greer Wright Bisignani, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7<sup>th</sup> day of July, 1998.

Marie Paulette Johnson  
Notary Public  
My Commission Expires: 7/24/2001

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