

SEND TAX NOTICE TO:

Mr. & Mrs. Aubrey F. Arnett
80 County Road 416
Wilsonville, AL 35186

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FIFTY-EIGHT THOUSAND, FIVE HUNDRED AND NO/100...(\$158,500.00)** Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **DON PIAZZA and PAULA PIAZZA, Husband and Wife (herein referred to as grantors)**, do grant, bargain, sell and convey unto **AUBREY F. ARNETT and ELLEN M. ARNETT (herein referred to as GRANTEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama to-wit:

See attached "Exhibit A" for legal description.

Subject to:

1. Property taxes for 1999 and subsequent years, not yet due and payable.
2. Easements, Building set-back lines, Restrictive Covenants, Conditions, and Covenants of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Inst. # 1998-38789

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SHELBY COUNTY JUDGE OF PROBATE
003 CRH 172.00

And We do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of October, 1998.

 (Seal)
DON PIAZZA

 (Seal)
PAULA PIAZZA

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DON PIAZZA and PAULA PIAZZA, Husband and Wife**, 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.

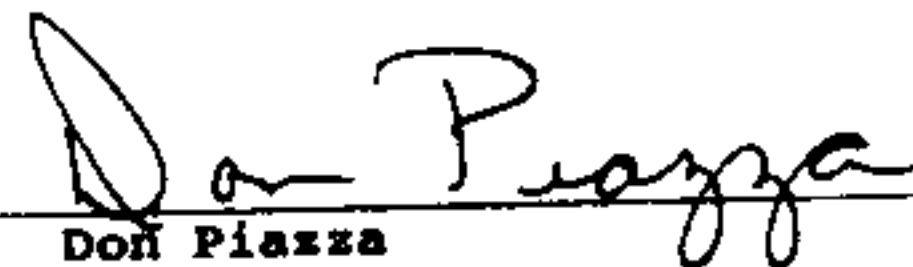
Given under my hand and official seal this 2nd day of October, 1998.


Notary Public *My comm. exp. 11/5/99*

NOTARY PUBLIC AT LARGE
COMMISSION EXPIRES 11/5/99
JAMES H. HARRIS, JR.

"Exhibit A"

Commence at the Northwest corner of Lot 15 Walters Cove Subdivision, Third Sector, recorded in Map Book 5, Page 71, Probate Office, Columbiana, Alabama; thence proceed in a Westerly direction along the South right of way line of County Highway 416 for a distance of 450.00 feet to the point of beginning of the parcel herein described; thence continue along said right of way for 271.83 feet to a point; thence turn an angle of 75 degrees 40 minutes 48 seconds to the left and run 258.01 feet to a point; thence turn an angle of 104 degrees 19 minutes 12 seconds to the left and run 335.64 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run 250.0 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NW 1/4, Section 23, Township 21 South, Range 1 East, Shelby County, Alabama. According to survey of John Gary Ray, Reg. P.E. & L.S. #12295, dated October 8, 1987.


Don Piazza


Paula Piazza

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