

THIS INSTRUMENT PREPARED BY:

L. Stephen Wright, Jr.
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Rhonda T. Biasco
5143 Colonial Park Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

Warranty Deed

Know all men by these presents, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, I, Richard A. Biasco (Grantor), do grant, bargain, sell and convey unto Rhonda T. Biasco (Grantee) the real estate described on Exhibit A which is attached hereto and made a part hereof as if set out *in haec verba* and situated in Shelby County, Alabama.

This deed is executed pursuant to the Final Judgment of Divorce between the parties hereto entered in case number DR-99-123 in the Circuit Court of Shelby County, Alabama.

To have and to hold unto the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the Grantee, her heirs and assigns, that I am lawfully seized in fee simple of the premises; that they are free from all encumbrances, except as set out on Exhibit B which is attached hereto and made a part hereof as if set out *in haec verba*; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have hereunto set my hand and seal this the 24th day of March, 1999.

Richard A. Biasco (SEAL)
Richard A. Biasco

THE STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard A. Biasco 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of March, 1999.

William M. Brumley
NOTARY PUBLIC

My commission expires:

04/27/1999-17563
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HHS 15.00

Inst # 1999-17563

Lot 15, according to the Survey of Meadowbrook, 6th Sector, as recorded in Map Book 8, page 44, in the Probate Office of Shelby County, Alabama.

EXHIBIT A

Inst # 1999-17563

04/27/1999-17563
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DGS WMB 15.00

Special Exceptions:

9. 25 foot easement along southeasterly side of subject lot as shown on recorded map.
10. 15 foot easement along northeasterly side of subject lot as shown on recorded map.
11. Restrictions recorded in Misc. Volume 47, page 278, amended in Misc. Volume 47, page 283, corrected in Misc. Volume 51, page 644.
12. Restrictions for Alabama Power Company recorded in Misc. Volume 40, page 807.
13. Agreement with Alabama Power Company recorded in Misc. Volume 40, page 801.
14. Right of way to Alabama Power Company recorded in Deed Volume 329, page 313.

EXHIBIT B