

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

LISA M. ROBERSON
163 STONE HAVEN DRIVE
PELHAM, AL 35124

Inst # 1999-33241

STATE OF ALABAMA)

COUNTY OF SHELBY)

09/09/1999-33241
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CM 14.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND NINE HUNDRED and 00/100 (\$125,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOSEPH C. DELLAQUILLA and JULIE A. DELLAQUILLA, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LISA M. ROBERSON, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13, ACCORDING TO THE SURVEY OF STONEHAVEN, AS RECORDED IN MAP BOOK 21, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT #1996-20509.
3. RIGHT OF WAY TO THE CITY OF PELHAM, AS RECORDED IN INSTRUMENT NO. 1994-7090.
4. RIGHT OF WAY TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 247, PAGE 891; DEED BOOK 225, PAGE 226 AND DEED BOOK 141, PAGE 503.
5. RIGHT OF WAY TO COLONIAL PIPELINE COMPANY, AS RECORDED IN DEED BOOK 224, PAGE 756; DEED BOOK 268, PAGE 817; DEED BOOK 223, PAGE 37; DEED BOOK 228, PAGE 505; AND DEED BOOK 224, PAGE 754.
6. RIGHT OF WAY TO TOWN OF PELHAM, AS RECORDED IN DEED BOOK 271, PAGE 776.
7. OIL, GAS, AND MINERAL LEASE AS RECORDED IN DEED BOOK 326, PAGE 951.
8. RIGHT OF WAY TO ALABAMA GAS CORPORATION, AS RECORDED IN DEED BOOK 213, PAGE 452.

9. 35-FOOT BUILDING LINE FROM STONEHAVEN DRIVE; 10-FOOT UTILITY EASEMENT ACROSS REAR LOT LINE, AS SHOWN ON RECORDED PLAT.
10. RESTRICTIONS AS SHOWN ON RECORDED MAP
11. AGREEMENT WITH ALABAMA POWER COMPANY FOR UNDERGROUND RESIDENTIAL DISTRIBUTION, AS RECORDED IN INSTRUMENT #1998-17750.
12. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER COMPANY IN INSTRUMENT #1999-12017.

\$102,986.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOSEPH C. DELLAQUILLA and JULIE A. DELLAQUILLA, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of July, 1999.

Joseph C. Dellaquilla acting by and through his attorney in fact Lori Henderson West
 JOSEPH C. DELLAQUILLA, ACTING BY AND THROUGH HIS ATTORNEY IN FACT, LORI HENDERSON WEST

Julie A. Dellaquilla acting by and through her attorney in fact Lori Henderson West
 JULIE A. DELLAQUILLA, ACTING BY AND THROUGH HER ATTORNEY IN FACT, LORI HENDERSON WEST

STATE OF ALABAMA)
 COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that LORI HENDERSON WEST, whose name as Attorney in Fact for JOSEPH C. DELLAQUILLA AND JULIE A. DELLAQUILLA, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 30TH day of JULY, 1999.


 Notary Public

My commission expires: 9.29.02

Inst # 1999-33241

08/09/1999-33241
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 WELBY COUNTY JUDGE OF PROBATE
 ONE CN 34.00