

#25,000

Inst # 1999-37176

Send tax notice to:
Mrs. Stephanie S. Broglie
5124 Meadow Brook Road
Birmingham, AL 35242

This Instrument Prepared By:
Gregory D. Hyde, Esq.
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER FELD, HYDE, LYLE, WERTHEIMER & BRYANT, P.C., GRANTORS OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Joseph R. Broglie and Stephanie S. Broglie, husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Stephanie S. Broglie (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Meadow Brook, 8th Sector, 2nd Phase, as recorded in Map Book 9 Page 63, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Source of Title: Book 326 Page 845, Probate Office, Shelby County, Alabama.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

One of the Grantors and the Grantee, Stephanie S. Broglie, are one and the same person.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, 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 Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

09/03/1999-37176
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
902 CH 17.00

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this

24th day of AUGUST, 1999.

Joseph R. Broglie
Joseph R. Broglie

Stephanie S. Broglie
Stephanie S. Broglie

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Joseph R. Broglie and Stephanie S. Broglie, 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 this the 24th day of August, 1999.

Janet C. Miller
Notary Public

Janet C. Miller
Printed Name

[NOTARY SEAL]

AUGUST 28, 2001

My Commission Expires: _____

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09/03/1999-37176
10:28 AM CERTIFIED
WELBY COUNTY JUDGE OF PROBATE
002 CMH 37.00