

This instrument was prepared by

Send Tax Notice To: JOSEPH A. MATTA
name

(Name) GENE W. GRAY, JR.

601 BROOKS LANE

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

address

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY ONE THOUSAND AND NO/100-----
DOLLARS (\$261,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
THOMAS S. LIMERICK AND DARLENE H. LIMERICK
(A SINGLER PERSON) (A SINGLE PERSON)

(herein referred to as grantors) do grant, bargain, sell and convey unto JOSEPH A. MATTA AND WIFE, RACHEL C. MATTA

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

LOT 2, ACCORDING TO THE AMENDED MAP OF THE HIGHLANDS, 1ST SECTOR, AS RECORDED
IN MAP BOOK 19, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED MAP.

RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 161,
PAGE 488.

EASEMENT WITH FIVE D'S, INC., AS RECORDED IN MISC. BOOK 1, PAGE 534 AND AS
MODIFIED BY MODIFICATION OF EASEMENT AGREEMENT RECORDED IN REAL BOOK 144, PAGE
335.

TERMS AND CONDITIONS OF AGREEMENT BETWEEN ALLISON CROW MILLS AND HELEN CAROLYN
MILLS BOOTHBY AND SHADES RIDGE, LTD., AS RECORDED IN INST. #1993-12914.

COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INST. #1993-28823.

\$247,950.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

01/07/2000-00783
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 22.00

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 herein 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th
day of January, 2000.

(Seal)

(Seal)

(Seal)

Thomas S. Limerick
THOMAS S. LIMERICK (Seal)

Darlene H. Limerick
DARLENE H. LIMERICK (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
THOMAS S. LIMERICK AND DARLENE H. LIMERICK
whose name(s) 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 6th day of January, A.D., 2000.

GENE W. GRAY, JR. Notary Public