

This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
CLAUDE A. & TRACI A. SMERAGLIA
206 Valley View Lane
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Three Hundred Ninety Thousand and no/100 (\$390,000.00) Dollars to the undersigned grantor, **THREE C'S, L.L.C.**, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **CLAUDE A. SMERAGLIA** and **TRACI A. SMERAGLIA** (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$252,700 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs and forever.

IN WITNESS WHEREOF, the said GRANTOR, by its Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 11th day of September, 2000.

THREE C'S, L.L.C.

By: *Claude A. Smeraglia* Member
Its: *Member*

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *Claude A. Smeraglia*, whose name as Member of THREE C'S, L.L.C., an Alabama Limited Liability Company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 11th day of September, 2000.

My Commission Expires:

[Signature]
Notary Public

Inst # 2000-31709

09/13/2000-31709
10:37 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 HMB 148.50

EXHIBIT "A"

Lot 3, according to the Survey of Foxglove Farm, as recorded in Map Book 24, page 51, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 50 foot building line on south and west, as shown by recorded map; (3) Restrictions as shown by recorded Map; (4) Map Book 24, page 51, regarding sink hole prone areas; (4) Reservation as to easements shown by Instrument 2000/4732 in the Probate Office of Shelby County, Alabama; (5) Right of Way granted to Alabama Power Company by instrument recorded in Real 224, page 540 in the Probate Office of Shelby County, Alabama; (6) Rights of upstream and downstream riparian owners with respect to creek as referenced in Instrument 2000/4732 in the Probate Office of Shelby County, Alabama; (7) Mineral and mining rights and rights incident thereto recorded in Instrument 2000/4732, in the Probate Office of Shelby County, Alabama.

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