

Send tax notice to:  
Lanelle C. Evans  
2601 Lakeland Trail  
Birmingham, Alabama 35243

This instrument prepared by:  
James R. Moncus, Jr., LLC, Attorney-at-Law  
1313 Alford Avenue  
Birmingham, AL 35226

STATE OF ALABAMA  
SHELBY/JEFFERSON COUNTY

WARRANTY DEED

2 0 0 1 0 2 / 8 6 6 9

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Nine Thousand and No/100 Dollars (\$179,000.00), in hand paid to the undersigned, Michael Bruno and Michelle Bruno, husband and wife, (hereinafter referred to as the "Grantor") by Lanelle C. Evans (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby and Jefferson County, Alabama, to-wit:

Lot 28, according to the Survey of River Estates, as recorded in Map Book 53, Page 55, in the Probate Office of Jefferson County and in Map Book 4, Page 27, in the Probate Office of Shelby county, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2001.
2. Restrictions, covenants and conditions as set out in instrument(s) in the Probate Offices.
3. Right-of Way to Alabama Power Company as recorded in the Probate Offices.
4. Right(s)-of-Way(s) granted to South Central Bell as recorded in Probate Offices.
5. Building, setback lines and easements as recorded in the Probate Offices.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

The Grantor does for themselves, their heirs, executors, administrators and assigns, covenant with the said Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they has a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 19th day of February, 2001.

  
Michael Bruno

  
Michelle Bruno

03/05/2001-07519  
12:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 15.00

2001-07519  
Inst

STATE OF ALABAMA

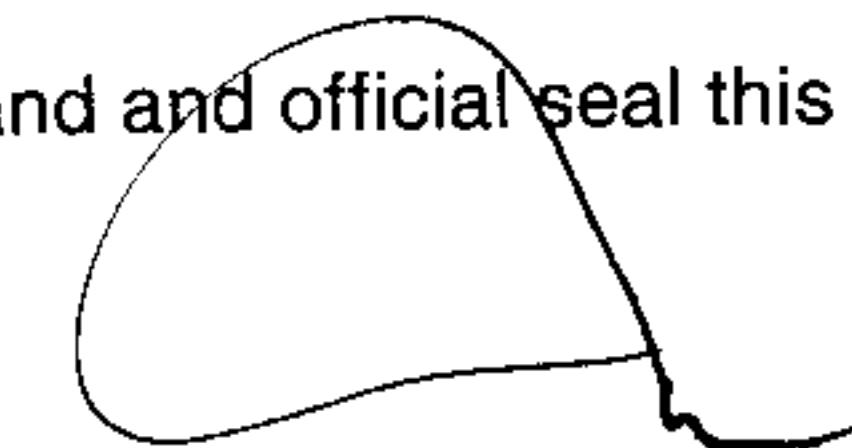
)

JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael Bruno and Michelle Bruno, husband and wife, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of February, 2001.

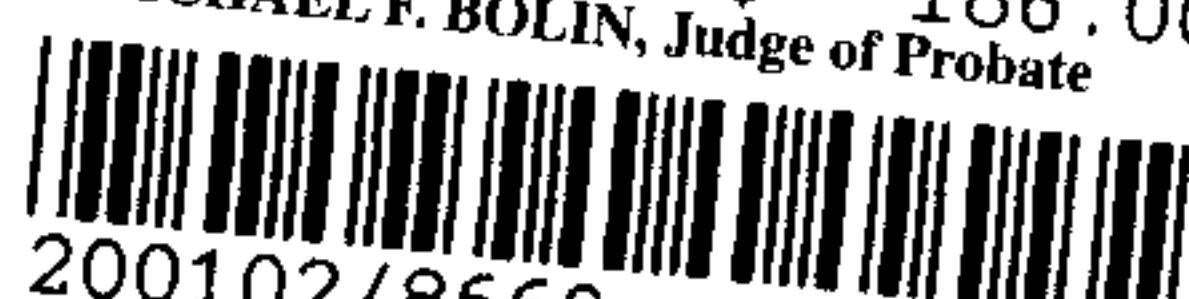


Notary Public

[NOTARIAL SEAL]

My Commission expires: 02-23-04

State of Alabama - Jefferson County  
I certify this instrument filed on:  
2001 FEB 22 A.M. 11:00  
Recorded and \$ 179.00 Mtg. Tax  
and \$ 7.00 Deed Tax and Fee Amt.  
\$ 186.00 Total \$ 186.00  
MICHAEL F. BOLIN, Judge of Probate



200102/8669

Inst. # 2001-07519

03/05/2001-07519  
12:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
2 002 CJ1 15.00