

File No.: 217825

Customer File No.: SER-0019

**WARRANTY DEED**

Send tax notice to:  
James R. Andrews  
2133 Cameron Circle  
Birmingham, Alabama 35242

THE STATE OF Alabama  
COUNTY OF Jefferson

}

(\$431,000.00)

THIS WARRANTY DEED, made and entered into on this, the 13th day of January, 2001, by and between Mark J. Silvio and Dana F. Silvio, husband and wife, as part y of the first part, and James R. Andrews

as part y of the second part;

WITNESSETH: That the said part y of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part y of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, ha s this day given, granted, bargained, sold, conveyed and confirmed and do es by these presents give, grant, bargain, sell, convey and confirm unto the said part y of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 16, according to the Survey of St. Ives at Greystone, as recorded in Map Book 15, page 70 A & B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part y of the second part,

\$ 231,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

AND THE SAID part y of the first part hereby covenant s with and represent s unto the said part y of the second part, his heirs and assigns, that they are seized in fee of the above described property; that they ha ve a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 2001 which are due and payable October 1, 1001 and that they will forever warrant and defend the title to the same and the possession thereof unto the said part y of the second part, his heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part y of the first part ha s hereunto set our hands and seals on the day and year first above written.

Mark J. Silvio (Seal)  
Mark J. Silvio

Dana F. Silvio (Seal)  
Dana F. Silvio

Inst # 2001-08016

03/07/2001-08016  
12:07 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 214.00

THE STATE OF Alabama }  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mark J. Silvio married (fill in marital status) whose name 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, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 13<sup>th</sup> day of January, 2001.

[Signature] (Seal)  
Notary Public

MY COMMISSION EXPIRES NOVEMBER 20, 2001

THE STATE OF Alabama }  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dana F. Silvio married (fill in marital status) whose name 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, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 13<sup>th</sup> day of January, 2001.

[Signature] (Seal)  
Notary Public

Prepared by: Dianne Buss, (952) 941-0280, 10125 Crosstown Circle, Suite #380, Eden Prairie, MN 55344

MY COMMISSION EXPIRES NOVEMBER 20, 2001

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