

\$268,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith. Sales price: \$335,000.00

WARRANTY DEED

This instrument was prepared by:  
William Howard Boyles  
Attorney At Law  
P.O. Box 50392, Dallas, Texas 75250

Send Tax Notice to:  
GARY A. ASCANI & BARBARA P. ASCANI  
1235 COUNTRY CLUB CIRCLE

STATE OF ALABAMA )  
SHELBY )

BIRMINGHAM, AL 35244

KNOW ALL MEN BY THESE PRESENTS:

COUNTY:

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, to the undersigned grantor (s) in hand paid by the grantee (s) herein, the receipt whereof is hereby acknowledged, I or we,

**Richard D. Tomasello and Shawn Cline Lindblad n/k/a Shawn C. Tomasello, husband and wife**

**1235 Country Club Circle, Birmingham, AL 35244**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey to **GARY A. ASCANI AND BARBARA P. ASCANI**

whose address is **1235 COUNTRY CLUB CIRCLE, BIRMINGHAM, AL 35244** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to wit:

**PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART OF**

Subject to easement, restrictions, agreements and outstanding oil, gas and minerals rights and leases of record, if any.

TO HAVE AND TO HOLD to the said Grantee, grantee's heirs and assigns forever. And Grantor does for itself, and for grantor's heirs, executors and administrators, covenant with the said grantee, grantee's heirs and assigns that grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal (s) this 25th day of June, 2001.

\_\_\_\_\_(SEAL)

Richard D. Tomasello (SEAL)  
Richard D. Tomasello

\_\_\_\_\_(SEAL)

Shawn Cline Lindblad (SEAL)  
Shawn Cline Lindblad  
n/k/a Shawn C. Tomasello

STATE OF Alabama )  
COUNTY OF Shelby )

I, The undersigned

hereby certify **Richard D.**

**Tomasello and Shawn Cline Lindblad n/k/a Shawn C. Tomasello, husband and wife** has 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/they executed the same voluntarily on the day the same bears date. Given under my hand this 25 day of June, A.D. 2001.

My Commission expires:

March 13, 2005

Janet G. Jern  
Notary Public

Inst # 2001-31881

08/01/2001-31881  
01:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 81.00

**EXHIBIT "A"**

Lot 54, according to the Survey of Third Addition, Riverchase Country Club, as recorded in Map Book 7, page 53, in the Probate Office of Shelby County, Alabama.

Inst # 2001-31881

08/01/2001-31881  
01:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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