

#82,000⁰⁰

THIS INSTRUMENT PREPARED BY:
Lawrence C. Weaver
Eyster, Key, Tubb, Weaver & Roth, LLP
P. O. Box 1607
Decatur, Alabama 35602

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) Dollars and other good valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Joe A. Alfano and wife, Rosalie P. Alfano (hereinafter referred to as the "Grantors"), grant, bargain, sell and convey unto Sam Alfano, an individual, Peter Alfano, an individual, and Joseph Anthony Alfano, Jr., an individual (hereinafter referred to as the "Grantees"), a one-third (1/3) interest each in the following described real estate, situated in the city of Helena, Shelby County, Alabama, to wit:

Lot 16, according to the Survey of The Cottages, as recorded in Map Book 12, page 19, in the Probate Office of Shelby County, Alabama.

There are excepted from the warranties of this deed easements and restrictions of record, if any, and current ad valorem taxes.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that 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.

Inst # 2001-40458

09/19/2001-40458
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 96.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 10th day of September, 2001.



_____(Seal)
Joe A. Alfano



_____(Seal)
Rosalie P. Alfano

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe A. Alfano and Rosalie P. Alfano, whose names 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 10th day of September, 2001.


NOTARY PUBLIC

Grantees' Address:

Mr. Sam Alfano
2205 Mallard Lane, S.E.
Decatur, AL 35601

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