

SEND TAX NOTICE TO:

**Sarah T. Caruso
Bonnie Caruso
333 Old Cahaba Trail
Helena, Alabama 35080**

Inst * 2001-56025
12/20/2001-56025
02:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 19.00

[Space Above This Line for Recording Data]

W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Twenty-eight Thousand and 00/100s Dollars** (\$128,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Steffanie McGarity, f/k/a Steffanie L. Upton and husband Robert T. McGarity and Frank A. Upton, a married man, by Steffanie McGarity, as Attorney-in-Fact, as shown by power of attorney, recorded in Instrument # 2001-56022 in the Probate Office** of Shelby County, Alabama (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Sarah T. Caruso and Bonnie Caruso** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to wit:

Lot 709, according to the Survey of Old Cahaba, Cedar Crest Sector, as recorded in Map Book 24, 11, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the year 2001, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record.

\$126,976.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

This does not constitute the homestead property of the Grantor, Frank A. Upton or his spouse.

To Have and To Hold to the said grantee, his, heirs or their heirs and assigns forever; it being the intention of the parties to this conveyance. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their 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 the 30th day of,
November, 2001.

Robert T. McGarity

Steffanie McGarity
Steffanie McGarity f/k/a Steffanie L. Upton

*Frank A. Upton by Steffanie McGarity as
Frank A. Upton by Steffanie McGarity Attorney-in-Fact
as Attorney-in-Fact,
as shown by power of attorney, recorded in
Instrument # 2001-56022
in the Probate Office of Shelby County, Alabama*

STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Steffanie McGarity f/k/a Steffanie L. Upton and Robert T. McGarity** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of November, 2001.

My Commission Expires: 8-24-01
Donna M. Pea
Notary Public

(S E A L)

STATE OF ALABAMA,

Jefferson County ss:

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Frank A. Upton** by **Steffanie McGarity, as Attorney-in-Fact, as shown by power of attorney, recorded in Instrument # 2001-56022** in the Probate Office of Shelby County, Alabama whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, /they in their capacity executed the same voluntarily.

WITNESS my hand and official seal in the court and state aforesaid this the 30th day of Nov, 2001

My Commission Expires: 8-04-07


Jessamine H. Pen
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Kracke & Thompson, LLP.
808 29th Street South, Suite 300
Birmingham, Alabama 35205

Inst # 2001-56025

Page 3 of 3
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