

02-0219  
This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243

Send tax notice to:  
DAVID E. GIORDANO  
SHERRY D. GIORDANO  
6203 EAGLE POINT CIRCLE  
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of THREE HUNDRED THOUSAND Dollars and 00/100 (\$300,000.00) in hand paid to the undersigned, ROBERT WOODY REID BY AND THROUGH HIS ATTORNEY IN FACT ALISA S. REID, AND SPOUSE, ALISA S. REID (hereinafter referred to as "Grantors") by DAVID E. GIORDANO and SHERRY D. GIORDANO (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 823, ACCORDING TO THE SURVEY OF EAGLE POINT, 8<sup>TH</sup> SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 24, PAGE 127 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:  
ADVALOREM TAXES FOR THE YEAR 2002 AND THEREAFTER.

Building and setback lines of 30' as recorded in Map Book 24, Page 127, in the Probate Office of Shelby County, Alabama.

Restrictions, public utility easements, and setback lines as shown on recorded map of said subdivision.

Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Deed Book 206, Page 448 and Instrument No. 1998-49271, in the Probate Office of Shelby County, Alabama.

Transmission line permits to Alabama Power Company as recorded in Deed Book 111, Page 408; Deed Book 149, Page 380 and Deed Book 109, Page 70.

Reservation for an 80 foot easement as shown by instrument recorded in Instrument No. 1994-20416.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 331, Page 262 and Deed Book 81, Page 417, in the Probate Office of Shelby County, Alabama.

Release of damages as recorded in Instrument No. 1996-26590, as recorded in the Probate Office of Shelby County, Alabama.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 24, Page 127 in Probate Office; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.

Restrictions, limitations and conditions as set out in Map Book 24, Page 127.  
Rights of others in and to use easement and right of way as set out in Deed Book 290, Page 848.  
Reservation of right of way as set out in Instrument No. 1996-26590.  
Ingress, egress and utility easement as recorded in Instrument No. 1998-42638.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), ROBERT WOODY REID BY AND THROUGH HIS ATTORNEY IN FACT ALISA S. REID AND ALISA S. REID

hereunto set, their signature(s) and seal(s) on this the 30<sup>TH</sup> day of MAY, 2002.

*Robert Woody Reid  
By through his attorney in fact*

ROBERT WOODY REID  
BY THROUGH HIS ATTORNEY IN FACT  
ALISA S. REID

*Alisa S. Reid*

ALISA S. REID

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALISA S. REID, whose name as Attorney in fact for ROBERT WOODY REID is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in fact for ROBERT WOODY REID on the day the same bears date.

Given under my hand and official seal this the 30TH day of MAY, 2002.

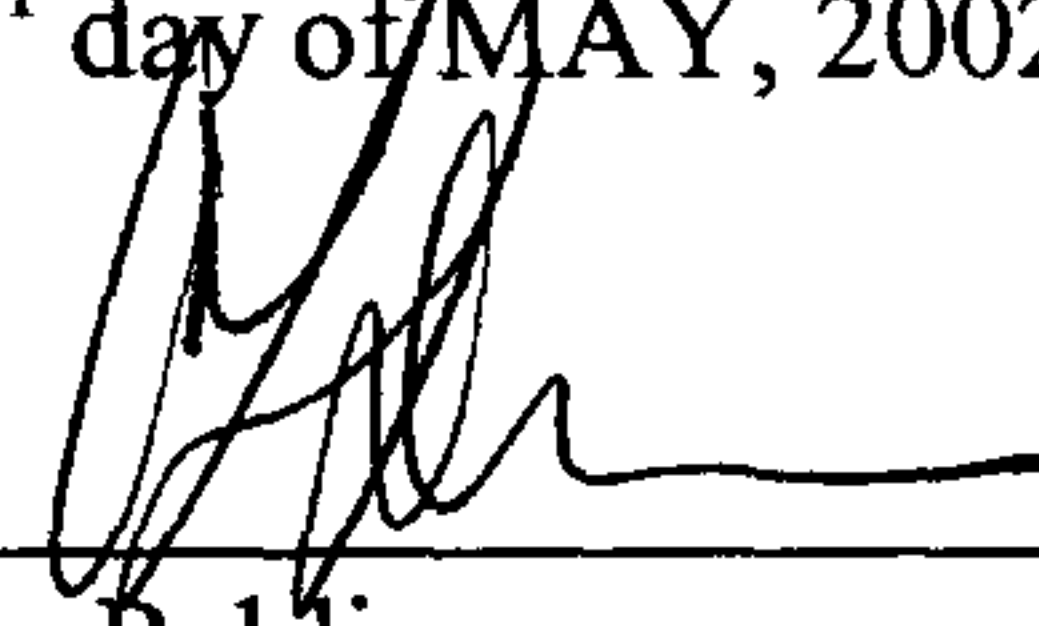
[NOTARIAL SEAL]

*[Signature]*  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires: 9-9-03

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALISA S. REID, whose name(s) 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>TH</sup> day of MAY, 2002.



Notary Public

Print Name:

Commission Expires:

9-9-03

[NOTARIAL SEAL]