

Value
\$139,000

THIS INSTRUMENT PREPARED BY:

J. Birch Bowdre, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
800 Shades Creek Parkway, Suite 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Patrick A. and Rose Marie Bruno
3508 Wyngate Drive
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, we, PATRICK A. BRUNO and wife, ROSE MARIE BRUNO, (herein collectively referred to as Grantor), do grant, bargain, sell and convey unto PATRICK A. BRUNO and ROSE MARIE BRUNO, tenants in common, (herein collectively referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, Block 5, according to the Amended Map of Wyngate, First Sector, as recorded in Map Book 11, page 81, in Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes due October, 2002, a lien, but not yet payable.

Subject to all easements, encumbrances, restrictions and rights of way of record.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, 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 our heirs,

executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of July, 2002.

Patrick A. Bruno
PATRICK A. BRUNO

Rose Marie Bruno
ROSE MARIE BRUNO

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATRICK A. BRUNO and ROSE MARIE BRUNO, 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 22nd day of July, 2002.

Dwaine C. Johnson
Notary Public
My Commission Expires: 1/6/04