

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESNTS, That, in consideration of  
\$ 112,500.00 to the undersigned Grantor(s),

Mary P. Brady, unmarried, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Nicholas J. Genovese (herein referred to as "Grantee") the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 27, according to the Survey of Hidden Creek Townhomes Phase II, as recorded in Map Book 28, Page 37, in the Probate Office of Shelby County, Alabama.

Address of the Property: 203 Hidden Cove Circle  
Pelham, Alabama 35124

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$ 90,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 28th day of August, 20 03.

*Mary P. Brady, by and through  
Sara Brady, her attorney  
in fact*

By:

Grantor Mary P. Brady, by and  
through Sara Brady, her  
attorney in fact

Grantor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Mary P. Brady, unmarried (by and through Sara Brady, her attorney in fact) 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of August, 20 03.

*[Signature]*  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov 13, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared By:  
Kevin Hays and Associates, PC  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

Send Tax Notices To:  
Nicholas J. Genovese  
203 Hidden Cove Circle  
Pelham, Alabama 35124