

This instrument was prepared by

SEND TAX NOTICE TO:

A, Vincent Brown, Jr.
510 North 18th Street
Bessemer, AL 35020

JASON R. BAINTER
1413 BELMONT LANE
HELENA, AL 35080

File #1004-28

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Thousand and 00/100 (\$170000) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **ANTHONY G. PIAZZA and wife, JILL C. PIAZZA** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JASON R. BAINTER and PAMELA R. BAINTER** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

LOT 37, ACCORDING TO THE AMENDED MAP AND SURVEY OF DEARING DOWNS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 71, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2004, which constitutes a lien, but are not yet due and payable until October 1, 2005.
2. 35-foot building setback line frm Belmont Lane as shown on recorded map.
3. 10-foot utility easement along westerly and southerly property lines as shown on recorded map.
4. Transmission line permits to Alabama Power Company as recorded in Deed Book 155, Page 107.
5. Restrictive covenants and conditions recorded in Real Book 80, Page 647.
6. Easement to South Central Bell recorded in Real Book 87, Page 179.
7. Permit to Alabama Power Company and South Central Bell recorded in Real Book 93, Page 138.
8. Right of Way to Alabama Power Company recorded in Real 75, Page 703.

9. Restrictions as shown in deed recorded in Instrument #1992/13764.
10. 10-foot water line to Utilities Board of Helena recorded in Deed Book 294, Page 604.
11. Reservation of 6' water line recorded in Deed Book 299, Page 367.
12. Easements to Southern Natural Gas Corp. recorded in Deed Book 90, Page 439; Deed Book 90, Page 473; and Deed Book 142, Page 545.
13. Easement to V. B. Currie recorded in Deed Book 139, Page 203; Deed Book 139, Page 216.

\$136000 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

\$34000 of the consideration herein was derived from a purchase money second mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, 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, we, **ANTHONY G. PIAZZA** and **JILL C. PIAZZA**, have hereunto set our hands and seals this **27th** day of **October, 2004**.



ANTHONY G. PIAZZA (SEAL)

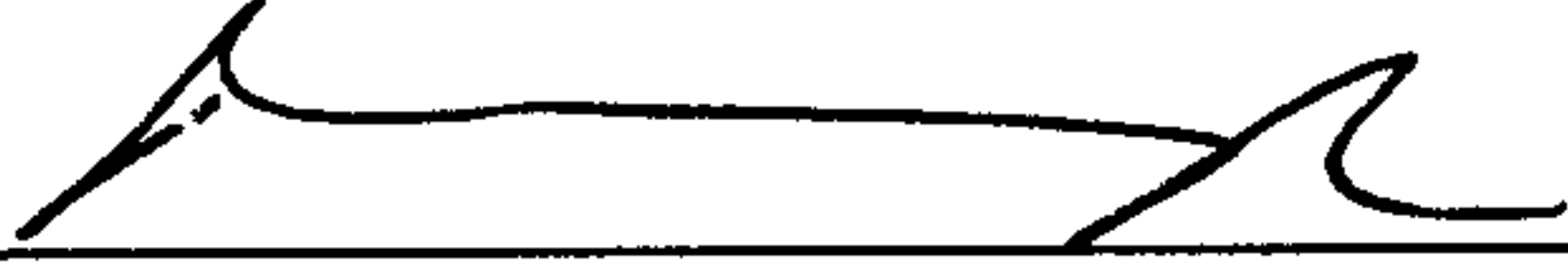


JILL C. PIAZZA (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ANTHONY G. PIAZZA and wife, JILL C. PIAZZA** 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 **27th** day of **October, 2004**.



Notary Public

My commission expires 11-29-2007

