


This instrument was prepared by:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253

WHEN RECORDED RETURN TO:
Perryn G. Carroll, Attorney at Law
P.O. Box 530543
Birmingham, Alabama 35253


20041103000605810 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
11/03/2004 11:26:00 FILED/CERTIFIED

Form 1-1-27 Rev 1-66

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Thirty-Six Thousand Five Hundred Dollars** and **No 00/100 (\$336,500.00)**, paid by **Mortgage in the amount of \$269,200.00 and \$67,300.00** filed at the same time as this deed, to the undersigned grantor, **Christopher Arrigo and Kimberly Arrigo, a married couple**, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto **Rhonda Hammer, a single woman and David Mackay, a single man**, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate in **Shelby County**.

Lot 2044, according to the Map of Lake Point Estates, 1st Addition, as recorded in Map Book 17, Page 14, in the Probate Office of Shelby County, Alabama.

Situated in SHELBY County, Alabama.

Subject To:

1. General and special taxes for the current year and subsequent years.
2. Restrictions, covenants and release of damages in instrument #1997-37167.
3. Notes as shown on recorded map(s).
4. Restrictions as shown on recorded map(s).
5. Easements and building line as shown on recorded map.
6. Restrictions appearing of record in Misc. Book 14, Page 536 and amended in Misc. Book 17, Page 550; Instrument #1993-24588 and Book 190, Page 35.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 127, Page 240.
8. Agreement with Alabama Power Company, for underground residential distribution, as recorded in Instrument #1993-24588.
9. Certificate of compliance in Misc. Book 34, Page 549.

And said Grantors do for themselves, their heirs, successors and assigns covenant with the said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey same as aforesaid: that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals,
this ____ day of _____, 2004.

Witness

Witness

*Kimberly Arrigo as attorney
in fact for Christopher Arrigo*

CHRISTOPHER ARRIGO

Kimberly Arrigo

KIMBERLY ARRIGO

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher Arrigo, by and through his Attorney-In-Fact, Kimberly Arrigo and Kimberly Arrigo, a married couple, individually whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal the 1st day of November, 2004.

My Commission Expires
01-28-2007

Kerry A. Carroll

Notary Public