

Consideration = \$40,000



20050208000062390 Pg 1/2 54.00
Shelby Cnty Judge of Probate, AL
02/08/2005 09:44:00 FILED/CERTIFIED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Vincenza J. Sciarabba
449 Green Glade Road
Birmingham, AL 35244

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered as of the 30th day of December, 2004 by John T. Sciarabba and Vincenza J. Sciarabba, husband and wife, (hereinafter referred to as the "Grantors") to Vincenza J. Sciarabba, a married woman (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on June 28, 2000, the real property described herein was conveyed by warranty deed by Cecil F. Greene and Nancy S. Greene to Grantors as joint tenants with rights of survivorship; and

WHEREAS, the Grantors desire through this conveyance to transfer the real property described herein into the sole name of Grantee.

NOW, THEREFORE, in consideration of ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantors, receipt of which is hereby acknowledged, Grantors hereby grant, bargain, sell, and convey unto Grantee that certain real estate situated in Shelby County, Alabama and more particularly described as follows:

Lot 6, Block 1, according to the Map and Survey of Havenwood Park, Second Sector, as recorded in Map Book 10, Page 47 A&B, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

This conveyance is subject to:

1. Ad valorem taxes for the current year.
2. All other easements, reservations and restrictions of record, together with any deficiencies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD unto the said Grantee, and to her heirs, executors and assigns forever.

And said Grantors hereby covenant and agree with said Grantee, her heirs, executors, administrators and assigns, that they will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantors, but not otherwise.

The parties intend by the execution of this conveyance to vest title in and to the Subject Property in Grantee, **VINCENZA J. SCIARABBA**.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of December, 2004.


John T. Sciarabba
JOHN T. SCIARABBA
Vincenza J. Sciarabba
VINCENZA J. SCIARABBA

STATE OF ALABAMA)
)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that JOHN T. SCIARABBA, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of Dec, 2004.


Notary Public
My Commission Expires: _____


NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that VINCENZA J. SCIARABBA, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of Dec, 2004.


Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED
(WITHOUT THE BENEFIT OF A TITLE SEARCH)
BY: Amy Adams
Baker, Donelson, Bearman, Caldwell
& Berkowitz, P.C.
1600 SouthTrust Tower
Birmingham, Alabama 35203