20050502000207410 1/1 $208.00
Shelby Cnty Judge of Probate,AL
05/02/2005 09:21:12AM FILED/CERT

SEND TAX NOTICE TO: JEFFREY P. BRANCATO
4024 KINROSS LANE
BIRMINGHAM ALABAMA 35242

WARRANTY DEED

STATE OF ALABAMA,
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of 347,500.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, **EDWARD J. HAUBER and KRISTINA M. HAUBER, HUSBAND AND WIFE,** (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **JEFFREY P. BRANCATO,** (herein referred to as GRANTEE(S), their heirs and assigns, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 310 BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 7TH SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 99 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

$150,868.31 OF THE ABOVE PURCHASE PRICE WAS FROM A PURCHASE MONEY MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns , and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25th day of April, 2005.

WITNESS:

_____

_____

Edward J. Hauber (L.S.)
EDWARD J. HAUBER

Kristina M. Hauber (L.S.)
KRISTINA M. HAUBER

Shelby County, AL 05/02/2005
State of Alabama

Deed Tax:$197.00

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said State hereby certify that EDWARD J. HAUBER and KRISTINA M. HAUBER, HUSBAND AND WIFE, whose name(s) 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 official seal this 25th day of April, 2005.

Notary Public

My commission expires:

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P C
3800 COLONNADE PARKWAY, SUITE 630
BIRMINGHAM, AL 35243