

\$1,277,827.00 The purchase Price was paid from Proceeds of a  
mortgage loan closed simultaneously herewith.



2005050500215200 1/1 \$28.50  
Shelby Cnty. Judge of Probate, AL  
05/05/2005 09:03:53AM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
**Douglas H. Scofield, Atty**  
**P O BOX 381704**  
**BIRMINGHAM, AL 35238**

**WARRANTY DEED**  
**RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

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

Deed Tax: \$17.50

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **TWO HUNDRED NINETY FIVE THOUSAND and no/100 Dollars**, (\$295,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL E. MAZIARZ AND ELIZABETH L. MAZIARZ, HUSBAND AND WIFE**, (hereinafter called "Grantors") do hereby GRANT, BARGAIN, SELL AND CONVEY unto **PAUL H. McNEAL AND SANDRE F. McNEAL, HUSBAND AND WIFE** (hereinafter called "Grantees") ,as Joint Tenants with Right of Survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**LOT 1, ACCORDING TO THE SURVEY OF MEADOWBROOK 13<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.**

**ADDRESS: 5145 STRATFORD ROAD; BIRMINGHAM, AL 35242. TAX MAP OR PARCEL ID NO. 10-1-01-0-001.033.**

**Together with any improvements and/or personal property affixed thereto.**

This conveyance is made subject to the following:

1. Taxes due October 1, 2005.
2. Any and all exceptions of record.

**TO HAVE AND TO HOLD** to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

Grantors do individually and for the heirs, executors and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have executed this Deed on this the 2<sup>ND</sup> day of MAY, 2005.

  
  
**MICHAEL E. MAZIARZ**  
  
**ELIZABETH L. MAZIARZ**

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

I, a Notary Public, for the State at Large, hereby certify **MICHAEL E. MAZIARZ AND ELIZABETH L. MAZIARZ, HUSBAND AND WIFE**, whose names are signed to the foregoing Warranty Deed, and are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears dated.

**GIVEN UNDER MY HAND AND OFFICIAL SEAL** on this the 2<sup>nd</sup> day of MAY, 2005.

Notary Public: DOUGLAS H. SCOFIELD  
My Commission Expires: 10/07/06

(Seal)