

This Instrument was prepared by:  
Law Office of P.K. Smartt PKS  
4 Office Park Circle, Suite 212, Birmingham, AL 35223  
205.871-9905

Please send tax notice to: Jerome H. Fiorella & Penny T. Fiorella  
3572 Shandwick Place  
Birmingham, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS:**

20050701000328390 1/1 \$53.00  
Shelby Cnty Judge of Probate, AL  
07/01/2005 08:41:32AM FILED/CERT

That in consideration of four hundred eighteen thousand and no/100 dollars, (\$418,000.00),

to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,

**Sue K. Comeaux and Ronald P. Comeaux, Wife and Husband**

(herein referred to as grantor), do hereby grant, bargain, sell and convey unto

**Jerome H. Fiorella and Penny T. Fiorella, Husband and Wife**

(herein referred to as grantee) 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, situated in Shelby County, Alabama, to wit:

**Lot 108, according to the survey of Greystone-1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 A & B in the Probate Office of Shelby County, Alabama.**

**Together with the non-exclusive easements to use the private roadways, Common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990, and recorded in Real 317 page 260 in the Probate Office of Shelby County, Alabama, and all amendments thereto.**

Subject to easements, current taxes, restriction and covenants, set-back lines and right of ways, in any, of record.

~~\$334,400.00~~  
\$376,200.00 of the consideration herein was derived from a mortgage with AmSouth Bank closed simultaneously herewith.

TO HAVE AND TO HOLD to said grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 10<sup>th</sup> day of June, 2005.

Sue K. Comeaux  
Sue K. Comeaux

Shelby County, AL 07/01/2005  
State of Alabama  
Deed Tax: \$42.00

Ronald P. Comeaux by Sue K. Comeaux as attorney-in-fact  
Ronald P. Comeaux by Sue K. Comeaux, as attorney-in-fact for Ronald P. Comeaux  
for Ronald P. Comeaux

STATE OF ALABAMA )  
JEFFERSON COUNTY )

General Acknowledgment

I, Elizabeth Dreher Lawrence, a Notary Public in and for said County, in said State, hereby certify that Sue K. Comeaux whose name(s) is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of JUNE, 2005.

Elizabeth Dreher Lawrence  
Notary Public  
My Commission Expires: 5/17/09

STATE OF ALABAMA )  
JEFFERSON COUNTY )

Power of Attorney Acknowledgment

I, Elizabeth Dreher Lawrence, a Notary Public in and for said County, in said State, hereby certify that Sue K. Comeaux whose name as Attorney in Fact for Ronald P. Comeaux whose name(s) is signed to the foregoing instrument and who is known to me acknowledged before me this date that, being informed the contents of said Mortgage, he/she in his/her capacity as such Attorney-in-fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of JUNE, 2005.

Elizabeth Dreher Lawrence  
Notary Public  
My Commission Expires: 5/17/09