20050801000385790 1/2 $24.00
Shelby Cnty Judge of Probate,AL
08/01/2005 12:40:43PM FILED/CERT

SEND TAX NOTICE TO:

Barbara Annette McNabb
6303 Sioux Lane
Birmingham, AL 35242

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

STATE OF ALABAMA:
JEFFERSON COUNTY:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND NINETY-FOUR THOUSAND, AND NO/100.....($194,000.00) Dollars,** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **JOSEPH GRAFFEO, JR. and wife, MARY S. GRAFFEO, Husband and Wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **BARBARA ANNETTE McNABB** (hereinafter referred to as GRANTEE), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 69, according to the Survey of Broken Bow, First Addition, Second Phase, as recorded in Map Book 8, Page 139, in the Probate Office of SHELBY County, ALABAMA.

Subject to:

1. Taxes for 2005 and subsequent years, not yet due and payable.
2. Easements and building line as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
4. Restrictions appearing of record in Real Volume 53, Page 238 and Real Volume 53, Page 576.

$155,200.00 of the purchase price received herein was paid from a first purchase money mortgage loan closed simultaneously herewith.

$29,100.00 of the purchase price received herein was paid from a second purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, 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, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 08/01/2005
State of Alabama

Deed Tax:$10.00

20050801000385790 2/2 $24.00
Shelby Cnty Judge of Probate,AL
08/01/2005 12:40:43PM FILED/CERT

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

_____(Seal)
JOSEPH GRAFFEO, JR.

_____(Seal)
MARY S. GRAFFEO

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JOSEPH GRAFFEO, JR. and wife, MARY S. GRAFFEO,** whose names 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 and official seal this 25th day of July, 2005.

NOTARY PUBLIC

_____
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 5, 2007
BONDED THRU NOTARY PUBLIC UNDERWRITERS