20060105000010060 1/2 $48.00
Shelby Cnty Judge of Probate,AL
01/05/2006 03:36:11PM FILED/CERT

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
131 Stone Road
Pelham, Alabama 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIXTY EIGHT THOUSAND AND NO/100 DOLLARS ($168,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **GREG BARNETT AND DONNA BARNETT, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **STACY DEPIANO** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Stonehaven, Second Addition, as recorded in Map Book 25, Page 7, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:
(1)Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Restrictions, covenants and conditions as set out in Instrument #1999-2026; Instrument #1999-16188 and in Instrument #1998-2916, in the Probate Office of Shelby County, Alabama; (b) Easement to the City of Pelham as set forth in Instrument #1994-7090 in the Probate Office of Shelby County, Alabama; (c) Easement to Alabama Power Company as set forth in Instrument #1999-12011, in the Probate Office of Shelby County, Alabama; (d) Covenant for storm water runoff control as set forth in Instrument #1999-11283 in the Probate Office of Shelby County, Alabama; (e) Right of way to Colonial Properties as recorded in Volume 268, page 817, in the Office of the Judge of Probate of Shelby County, Alabama.

To Have And To Hold to the said grantee, his, her or their heirs and assigns forever.

$134,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are fee from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

30th In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this day of December, 2005.

(SEAL)
Greg Barnett

(SEAL)
Donna Barnett

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008

Shelby County, AL 01/05/2006
State of Alabama

Deed Tax:$34.00

20060105000010060 2/2 $48.00
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STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **GREG BARNETT AND DONNA BARNETT, HUSBAND AND WIFE,** 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of December, 2005.

Notary Public

HARRY W. GAMBLE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 1, 2008