

Send Tax Notice To:

MARY ANN BRUNO AS TRUSTEE OF VINCENT J BRUNO TRUST

563 Castlebridge Ln
B'ham 35242

This instrument was prepared by:

✓ Mike T. Atchison

P O Box 822

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **FIFTY FIVE THOUSAND and NO/00 Dollars (\$55,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

ADAM ROPER, A married MAN

grant, bargain, sell and convey unto,

MARY ANNE BRUNO AS TRUSTEE OF VINCENT J BRUNO TRUST F/B/O LEE JOHN BRUNO JR. DATED NOVEMBER 12, 1997

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2ND day of March, 2006.

Adam Roper
ADAM ROPER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON a Notary Public in and for said County, in said State, hereby certify that

ADAM ROPER

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 2ND day of March, 2006.

Michael T. Atchison
Notary Public

My Commission Expires: 10-16-08



Atchison



20060309000110380 2/2 \$69.00
Shelby Cnty Judge of Probate, AL
03/09/2006 08:30:49AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 East, Shelby County, Alabama and run South 03 degrees 04 minutes 00 seconds East for 730.37 feet to the point of beginning. From said Point of Beginning, continue South 03 degrees 02 minutes 13 seconds East for 374.35 feet; thence run South 89 degrees 58 minutes 33 seconds East for 390.37 feet; thence run North 38 degrees 15 minutes 40 seconds East for 348.10 feet to the West right of way of County Road 441; thence along said road, North 07 degrees 39 minutes 15 seconds West for 189.61 feet; thence leaving said road, run South 81 degrees 43 minutes 57 seconds West for 606.82 feet to the point of beginning.
Situated in Shelby County, Alabama.

According to the survey of Michael G. Moates, dated February 23, 2006.