


This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Mary Anne Curcuru
John J. Curcuru
3068 Valley Ridge Road
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship


20060321000131840 1/2 \$117.50
Shelby Cnty Judge of Probate, AL
03/21/2006 03:20:00PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Three Hundred Twenty-Three Thousand and 00/100 (\$323,000.00) Dollars to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Charles Bates**, an unmarried man, and **Vita Padalino**, an unmarried woman, do hereby grant, bargain, sell and convey unto **Mary Anne Curcuru** and **John J. Curcuru**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

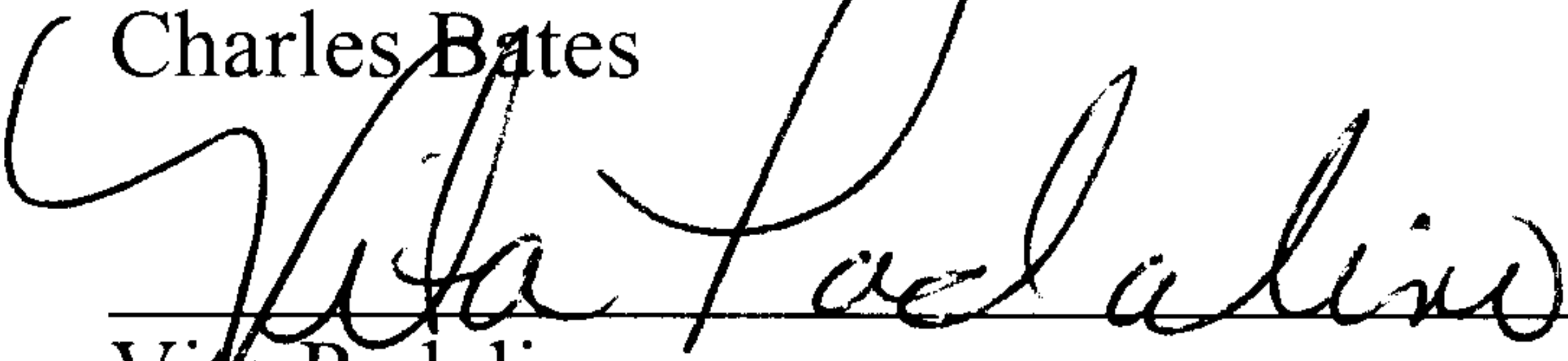
\$219,800.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 16th day of March, 2006.



Charles Bates


Vita Padalino

STATE OF ALABAMA)

JEFFERSON COUNTY)

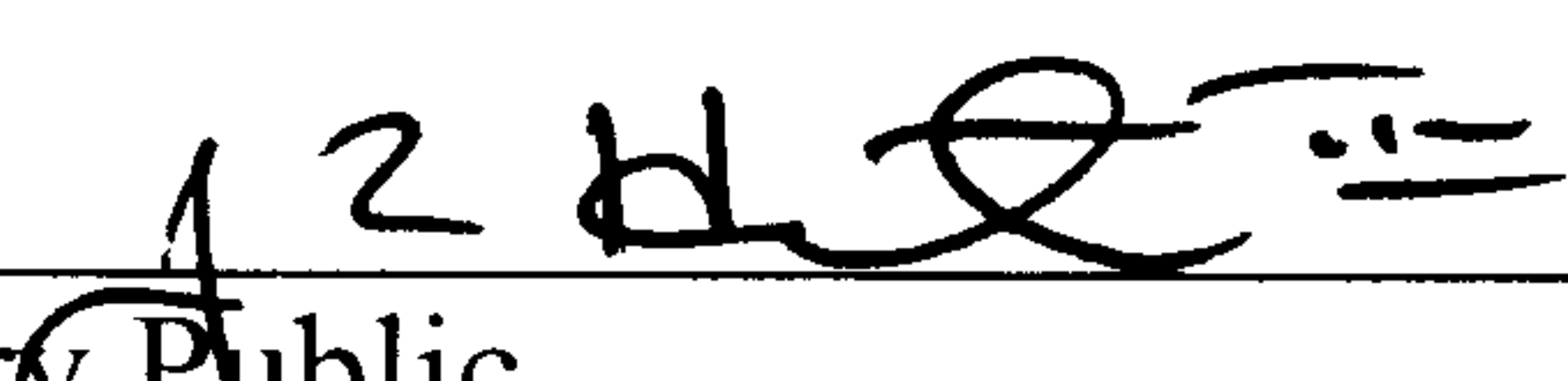
Shelby County, AL 03/21/2006
State of Alabama
Deed Tax: \$103.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Bates**, an unmarried man, and **Vita Padalino**, an unmarried woman, 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 16th day of March, 2006.

My Commission Expires:

8/4/09



Notary Public



20060321000131840 2/2 \$117.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1, according to the Survey of Final Plat of The Mixed Use Subdivision Inverness Highlands, as recorded in Map Book 34, page 45 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building lines(s) as shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Restrictions or Covenants appearing of record in Real 268, page 605 and Instrument 20050110000014390 and Instrument 2005020400058110, in the Probate Office of Shelby County, Alabama; (5) Easements and restrictions for Alabama Power Company recorded in Instrument 2005020400058110 in the Probate Office of Shelby County, Alabama; (6) Easement to Southern Bell Telephone and Telegraph Company recorded in Volume 320, page 878 in the Probate Office of Shelby County, Alabama; (7) Easement to Water Works Board of the City of Birmingham recorded in Volume 312, page 926, in the Probate Office of Shelby County, Alabama; (8) Easement recorded in Volume 347, page 866, in the Probate Office of Shelby County, Alabama; (9) Easement to Alabama Power Company recorded in Real 340, page 804, Real 348, page 751, Misc. Volume 14, page 424, Real 34, page 614, Real 84, page 298, Real 340, page 816, Real 105, page 875 and Real 131, page 763, in the Probate Office of Shelby County, Alabama; (10) Easement to Shelby County Education Board recorded in Instrument 1999-29881 in the Probate Office of Shelby County, Alabama; (11) Easement to BellSouth Telecommunications recorded in Instrument 1999-29883, in the Probate Office of Shelby County, Alabama; (12) Declaration of Protective Covenants as recorded in Instrument 20031205000788490 in the Probate Office of Shelby County, Alabama; (13) Easement Agreement recorded in Instrument 20041221000695220 in the Probate Office of Shelby County, Alabama.

Grantor makes no warranties as to title to the mineral and mining rights of the property being conveyed.