

WARRANTY DEED


20060707000325380 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/07/2006 10:00:45AM FILED/CERT

STATE OF ALABAMA
COUNTY OF JEFFERSON

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That in consideration of Three Hundred Thirty Nine Thousand and no/100s Dollars [\$339,000.00] and other good and valuable consideration to the undersigned Grantors, Anthony Mazzola and Theresa Mazzola, husband and wife, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto Eddie M. Morrisette and Angela L. Morrisette, husband and wife, (herein referred to as Grantees) the following described real estate in fee simple as joint tenants with rights of survivorship, situated in Shelby County, Alabama, to wit:

221 Wood Ridge Drive, Pelham, AL 35124

Parcel ID#: 58-14-5§-0-000-001.000

Lot 1, according to the Resurvey of Lot 1 Wood Ridge, as recorded in Map Book 30 Page 9 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all rights or claims of parties in possession not shown by public records, easements or claims of easements not shown by public record, defects, liens, encumbrances, adverse claims or other matters which would be disclosed by survey or inspection, any lien or right to a lien for services, labor, or material imposed by law and not shown by public record, taxes and assessments not yet due and payable, any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, building setback line of 35 feet reserved from Wood Ridge Circle, as shown by plat, restrictions, limitations and conditions as set out in Map book 30 Page 7 and Resurvey in Map Book 30 Page 9 in said Probate Office, variable easement through middle of lot; odd drainage and landscape easement on Southeasterly and Southwesterly corner, as shown by recorded plat, Declaration of Protective Covenants and Restrictions as set out in Inst No. 20020627000301940 in Probate Office, Easement to Alabama Power Co., recorded in Inst No. 20020926000463600 and Inst No. 20060201000051240 in Probate Office, Articles of Incorporation of Homeowners Association recorded in Inst No. 20020627000301950 in Probate Office, building lines as shown by recorded map, easements not shown by recorded map, title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights relating thereto, as recorded in the office of the Judge of Probate of Shelby County, Alabama.

Subject to 1st mortgage in the amount of \$Three Hundred Fifty Thousand One Hundred Eighty Seven & no/100s [\$350,187.00].

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs, executors, successors and assigns forever.

AND SAID GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that GRANTORS have a good right to sell and convey the same as aforesaid, and that GRANTORS

will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, Anthony Mazzola and Theresa Mazzola, who is/are authorized to execute this conveyance, have hereto set their signature and seal, this the 30 day of June, 2006.

Anthony Mazzola
GRANTOR, Anthony Mazzola

Theresa Mazzola
GRANTOR, Theresa Mazzola

STATE of ALABAMA
COUNTY of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anthony Mazzola and Theresa Mazzola, whose name[s] is/are 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, each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30 day of June, 2006.

Sherry H Thomas
NOTARY PUBLIC, Sherry H Thomas
My Commission Expires: 12/16/2007

INSTRUMENT PREPARED BY:
Law Office of Sherry H Thomas, LLC
Chase Commerce Park, Suite 109
3821 Lorna Road
Birmingham, AL 35244

SEND TAX NOTICE TO:
Mr. & Mrs. Eddie M. Morrisette
221 Wood Ridge Drive
Pelham, AL 35124