

NTCO600489

Send tax notice to:

JAMES L. EATON
ELIZABETH M. EATON
1645 WINGFIELD DRIVE
BIRMINGHAM, AL 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

Shelby County, AL 08/16/2006
State of Alabama

Deed Tax: \$79.00

STATE OF ALABAMA
COUNTY Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Five Thousand and 00/100 Dollars (\$395,000.00) in hand paid to the undersigned John Mattioli and Holly E. Mattioli, Husband and Wife (hereinafter referred to as Grantors") by James L. Eaton and Elizabeth M. Eaton, (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 934, according to the Survey of Brook Highland, an Eddleman Community, 9th Sector, as recorded in Map Book 17, page 63, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$316,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

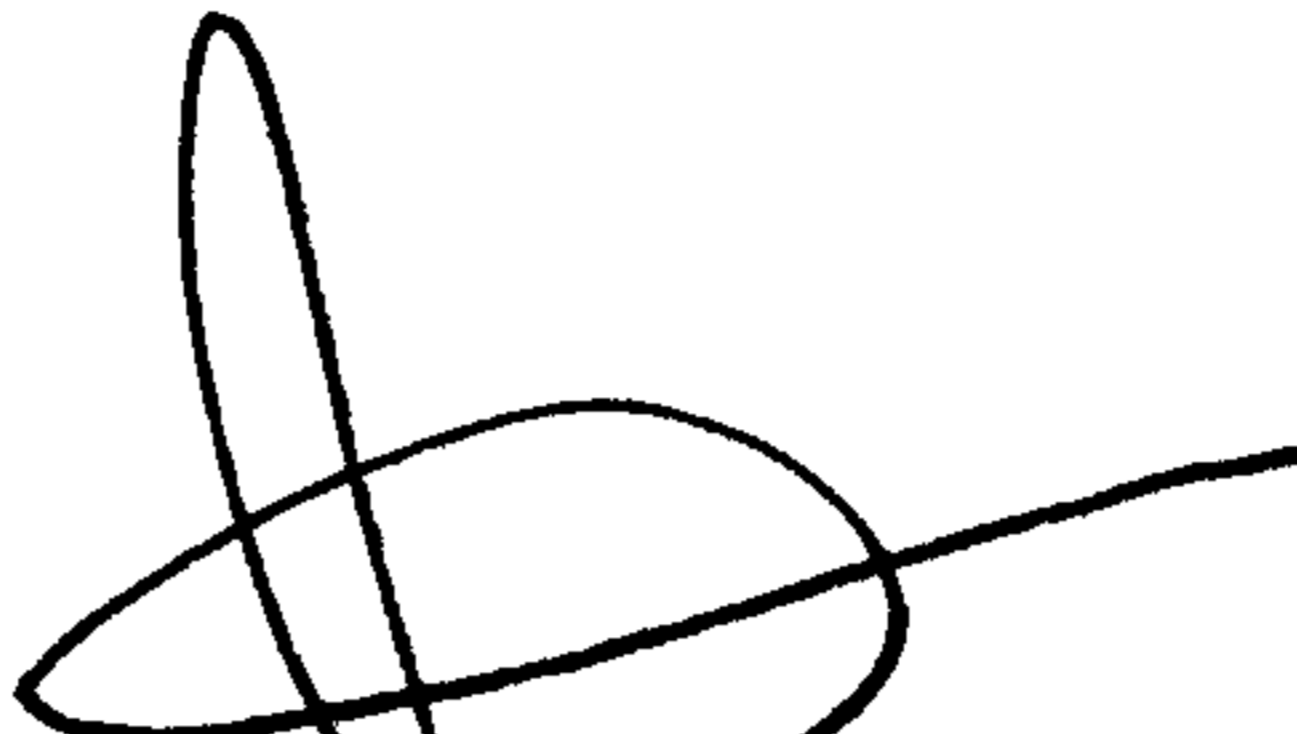
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

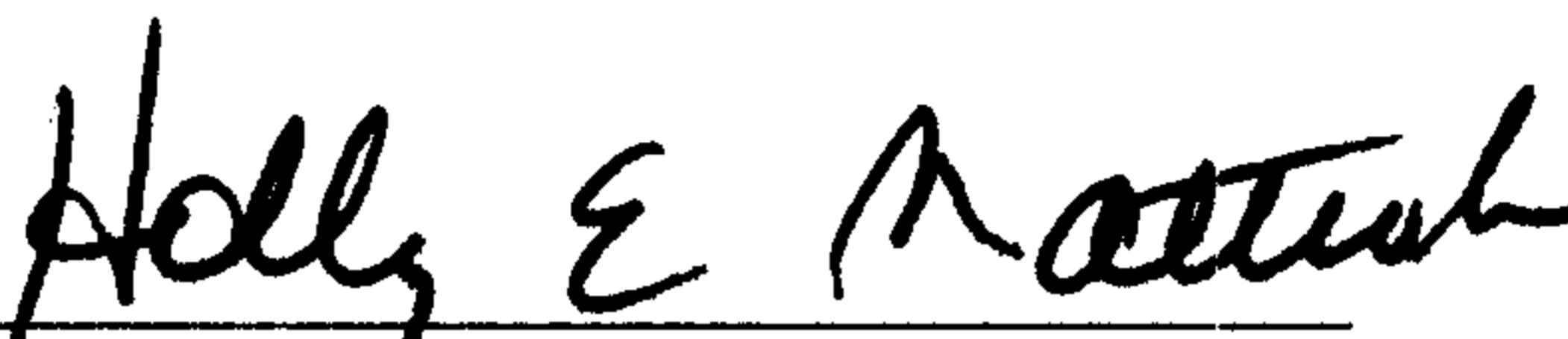


20060816000399660 2/2 \$93.00
Shelby Cnty Judge of Probate, AL
08/16/2006 11:02:12AM FILED/CERT

IN WITNESS WHEREOF, Grantor(s) John Mattioli and Holly E. Mattioli hereunto set their signature(s) and seal(s) on July 28, 2006.



John Mattioli

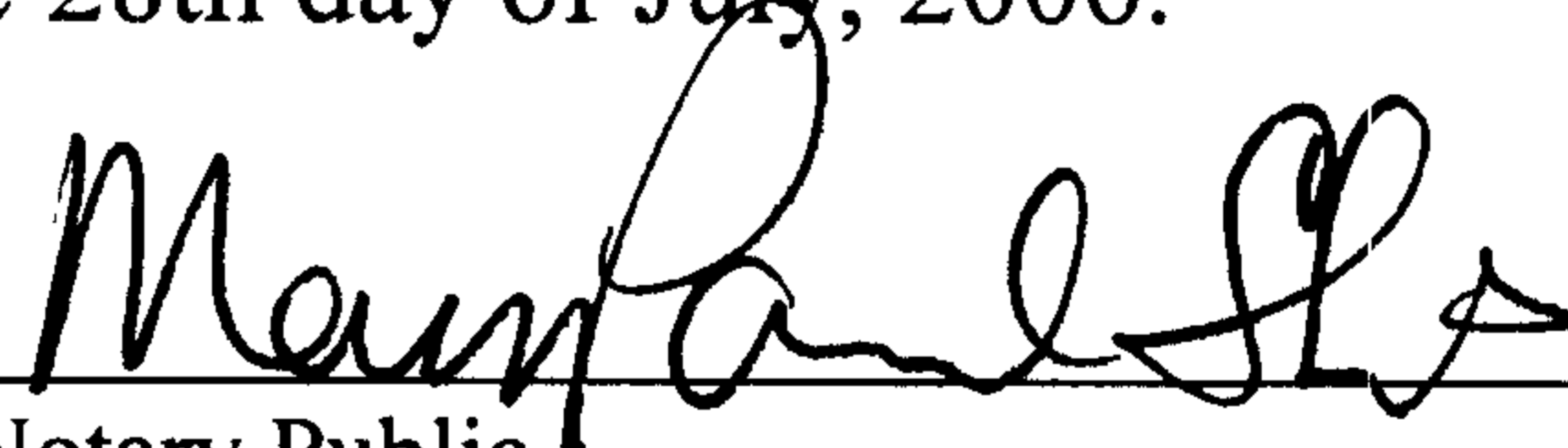


Holly E. Mattioli

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Mattioli and Holly E. Mattioli, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2006.



Notary Public

Print Name:

Commission Expires: 9-16-06

(NOTARIAL SEAL)

