

20060921000468760 1/2 \$86.00
Shelby Cnty Judge of Probate, AL
09/21/2006 10:18:56AM FILED/CERT

Shelby County, AL 09/21/2006
State of Alabama

Deed Tax: \$72.00

NTC0600588
Send tax notice to:
Mr. and Mrs. Brian W. Szeremeta
304 Liberty Court
Chelsea, Alabama 35043

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

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Sixty Thousand and 00/100 Dollars AND NO Dollars (\$360,000.00) in hand paid to the undersigned, Neil Eggers (hereinafter referred to as "Grantor") by Brian W. Szeremeta and Angela L. Szeremeta (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 13, according to the Survey of Liberty Cove, as recorded in Map Book 34, Page 49, in the Probate Office of Shelby County, Alabama.

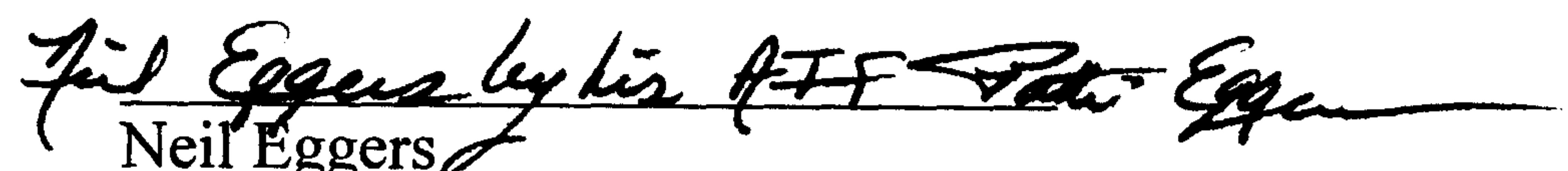
THE PROPERTY DID NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR OR HIS WIFE.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2006 AND THEREAFTER.

\$288,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that they are 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.

IN WITNESS WHEREOF, Grantor, Neil Eggers (by his Attorney in Fact, Patti Eggers) have hereunto set his signature and seal on this the 5th day of September, 2006.


Neil Eggers
by his Attorney in Fact Patti Eggers

STATE OF ALABAMA
COUNTY OF JEFFERSON

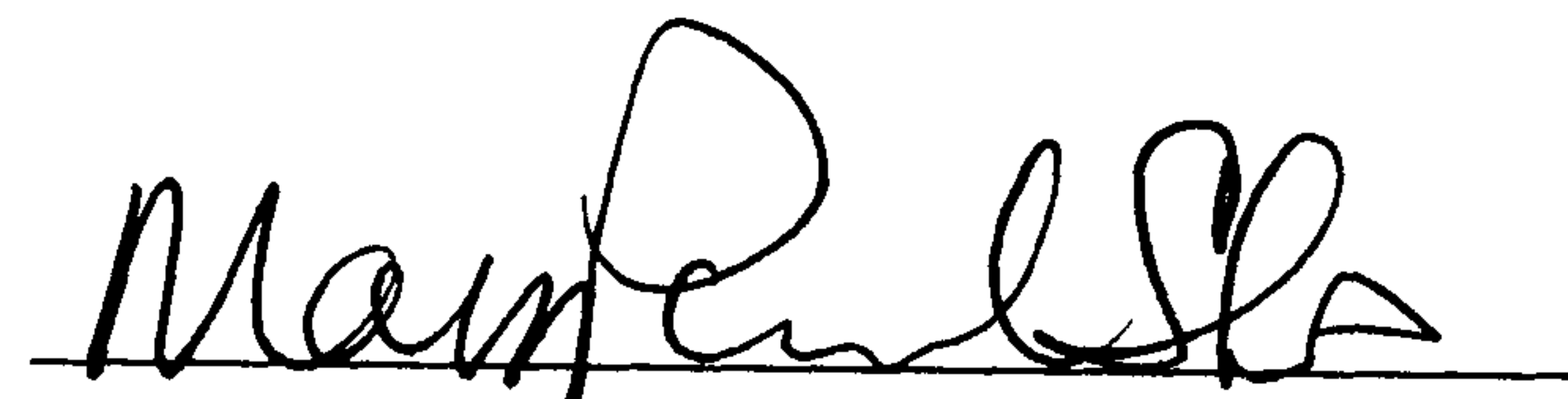
20060921000468760 2/2 \$86.00
Shelby Cnty Judge of Probate, AL
09/21/2006 10:18:56AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patti Egger, whose name as Attorney in fact for Neil Eggers is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily in his/her capacity as such Attorney in fact, and with full authority, for Neil Eggers on the day the same bears date.

Given under my hand and official seal this the 5th day of September, 2006.



Exp 8/28/10


Notary Public
Print Name: MARY Pamela Short
Commission Expires: 8/28/10