WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP



20061218000615070 1/1 \$29.50 Shelby Cnty Judge of Probate, AL 12/18/2006 02:30:14PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of \$185,000.00 to the undersigned Grantor(s), Stephen F Ranelli and Traci Ranelli, Husband and Wife, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto Anthony Jason Milazzo and Rachel Marie Milazzo (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 363, according to the Survey of Phase II, Fieldstone Park, Third Sector, as recorded in Map Book 20, Page 35 A & B, in the Probate Office of Shelby County, Alabama.

Address of Property:

542 Fieldstone Drive Helena, Alabama 35080

Shelby County, AL 12/18/2006 State of Alabama

Deed Tax: \$18.50

Subject to taxes for the year 2007 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$166,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it 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 GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 4th day of December, 2006.

By:

Grantor

Grantor

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Stephen F** Ranelli and Traci Ranelli, Husband and Wife, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 4th day of December, 2006

Commission Expires:

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Nov 13, 2008 BONDED THRU NOTARY PUBLIC UNDERWRITER

This Instrument Prepared By;

Kevin Hays, Attorney at Law 100 Concourse Parkway, Suite 101 Birmingham, AL 35244 Send Tax Notices To:

Anthony Jason Milazzo
542 Fieldstone Drive
Helena, Alabama 35080