

Send tax notice to:

JESSICA L. IANNIELLO  
2069 FIRE PINK COURT  
BIRMINGHAM, AL 35244

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

2006088

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty-Two Thousand Five Hundred and 00/100 and 00/100 Dollars (\$222,500.00) in hand paid to the undersigned, MATTHEW W. MCLAUGHLIN and CHRISTINA MCLAUGHLIN, HUSBAND AND WIFE (hereinafter referred to as "Grantor") by JESSICA L. IANNIELLO and HUSBAND, TODD J. IANNIELLO (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 105, ACCORDING TO THE SURVEY OF FOURTH ADDITION TO RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 156, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$222,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

*Signature of Grantor*





20070112000018520 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
01/12/2007 08:22:45AM FILED/CERT

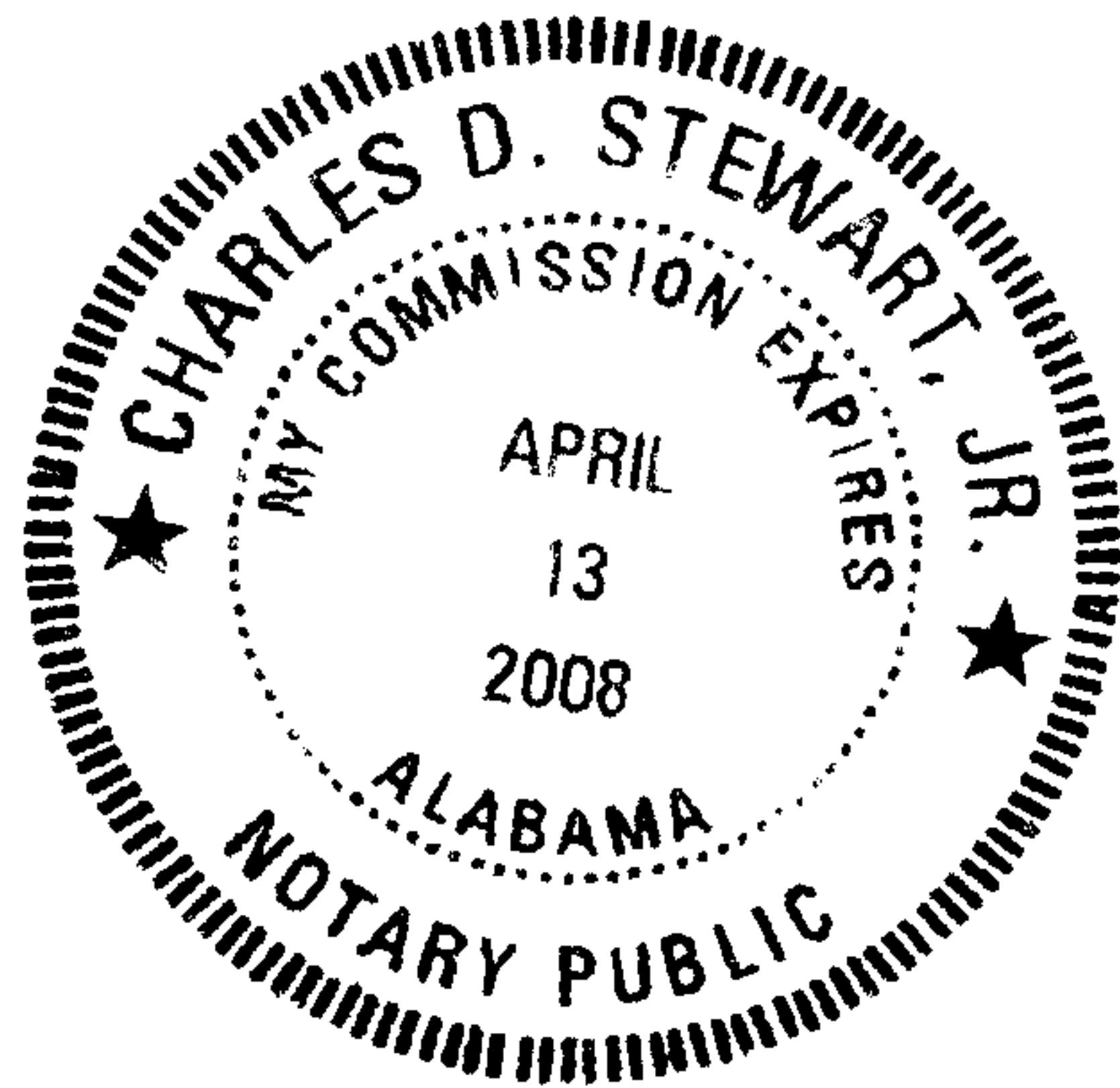
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 3<sup>rd</sup> day of January, 2007.

*Matthew W. McLaughlin acting by and*  
MATTHEW W. MCLAUGHLIN  
*through his A/F Tom Dingley*  
*Christina McLaughlin acting by and*  
CHRISTINA MCLAUGHLIN  
*through her A/F Tom Dingley*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that TOM DINGLEDY, whose name as Agent and Attorney in fact for  
MATTHEW W. MCLAUGHLIN and CHRISTINA MCLAUGHLIN 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 executed the same voluntarily in  
his capacity as Attorney in fact for MATTHEW W. MCLAUGHLIN and CHRISTINA  
MCLAUGHLIN on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of January, 2007.



*[Signature]*  
Notary Public

Print Name:

Commission Expires:

*Charles D. Stewart, Jr.*  
*4-13-08*