

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Darrell Rouland
132 Magnolia Circle
Columbiana, AL 35051

20070119000030800 1/1 \$38.00
Shelby Cnty Judge of Probate, AL
01/19/2007 02:49:27PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDERD THIRTY FOUR THOUSAND FOUR HUNDRED FIFTY AND NO/00 DOLLARS (\$134,450.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth John Delcogliano and wife, Kathy Delcogliano, and Barbara Delcogliano, a single woman, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **Darrell Rouland and wife, Glenda Rouland, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the survey of Magnolia Parc, as recorded in Map Book 21, Page 155, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

The grantee Vincent Delcogliano in deed recorded in Instrument #20030701000413500 having died on March 11, 2006.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. *\$107,500.00 is being paid by mortgage*

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of January, 2007.

Kenneth John Delcogliano
Kenneth John Delcogliano

Kathy Delcogliano
Kathy Delcogliano

Barbara Delcogliano
Barbara Delcogliano by Kathy Delcogliano,
Attorney in Fact, under Power of Attorney
recorded as Instrument # 20070119000030790
in Probate Office of Shelby County, AL

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 01/19/2007
State of Alabama

Deed Tax: \$27.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Kenneth John Delcogliano and Kathy Delcogliano, individually and as Attorney in Fact for Barbara Delcogliano, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date, individually and in her capacity as such Attorney in Fact.

Given under my hand and official seal this 18th day of January, 2006.

Mullen J. J. J. J.
Notary Public

My commission expires: 9/12/07