

THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION OR LEGAL OPINION AND THE LEGAL DESCRIPTION IS BASED UPON INFORMATION PROVIDED BY THE GRANTOR HEREIN.

This instrument was prepared by:  
E. L. Brobston  
304 North 18th Street  
Bessemer, AL 35020

Send tax notice to:  
Gwendolyn & Michael Valenti  
1842 Sun Valley Road  
Harpersville, AL 35078

**WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
JEFFERSON COUNTY )



20070126000040020 1/1 \$44.50  
Shelby Cnty Judge of Probate, AL  
01/26/2007 11:14:17AM FILED/CERT

That in consideration of Thirty Three Thousand One Hundred and No/100 (\$33,100.00) Dollars other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **TECO, Inc., an Alabama Corporation**, (herein referred to as grantor, whether one or more), does grant, bargain, sell and convey unto, **Gwendolyn Valenti**, and husband, **Michael Valenti**, (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, it being the intention of that upon the death of any of the Grantees, title shall then vest in the survivor with joint right of survivorship among the survivor, the following described real estate situated in Shelby County, Alabama, to-wit:

*That much property lying in the NW portion of the NE1/4 of SE1/4, Section 3, Township 20, Range 2 East, Shelby County, Alabama, as would constitute 9 acres, being bounded on the East by Chancellors-Ferry Road; on the North by the North boundary of said Quarter-Quarter Section, on the West by the West boundary of said Quarter-Quarter Section, and on the South by a line parallel with the North boundary of said Quarter-Quarter Section, and extending Easterly from the West boundary of said Quarter-Quarter Section line to the West boundary of the right of way of Chancellors-Ferry Road.*

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 We do for ourselves and for our heirs, executors, and administrators, covenant with said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, We have hereunto set our hand and seals this 6<sup>th</sup> day of November 2006.

*W. N. Arnwine* (SEAL)

W. N. ARNWINE,  
President of TECO, Inc.

Shelby County, AL 01/26/2007  
State of Alabama

Deed Tax: \$33.50

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that W. N. Arnwine, whose name as president of TECO, Inc., a corporation 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, he, as such officer and with full authority executed the same voluntarily on this day for and as the act of said corporation.

Given under my hand and seal this 6<sup>th</sup> day of November, 2006.

*[Signature]*

Notary Public