

SEND TAX NOTICE TO:
Raymond Voizin
804 Creek View Drive
Pelham, AL 35124



20070308000105780 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
03/08/2007 11:03:39AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Shannon E. Price, Esquire
P. O. Box 19144
Birmingham, AL 35219

Shelby County, AL 03/08/2007
State of Alabama

Deed Tax: \$9.00

WARRANTY DEED

STATE OF Alabama

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Three Thousand Five Hundred dollars & no cents (\$173,500.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Frank J. Gattina, and wife, Tammy J. Gattina** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Raymond Voizin, an unmarried man** (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

13014
LOT 12, IN BLOCK 7, ACCORDING TO THE MAP AND SURVEY OF OAK MOUNTAIN ESTATES, SIXTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This being that same property conveyed from Charles D. Goldman and Rebecca L. Goldman, as husband and wife to Frank J. Gattina and Tammy J. Gattina, husband and wife by deed dated 6-7-88 and filed 6-13-88 in Book 189, Page 37.

Subject to:

- 1) The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007
- 2) Municipal improvements assessments and fire district dues against subject property, if any.
- 3) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 4) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Vol. 1, Page 836 in the Probate Office of Shelby County, Alabama.

\$ 156,150.00 and \$8,675.00 of the purchase price is being paid by the proceeds of first and second mortgage loans executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **March 5, 2007** .

_____(Seal)
_____(Seal)

Frank J. Gattina (Seal)
Frank J. Gattina
Tammy J. Gattina (Seal)
Tammy J. Gattina

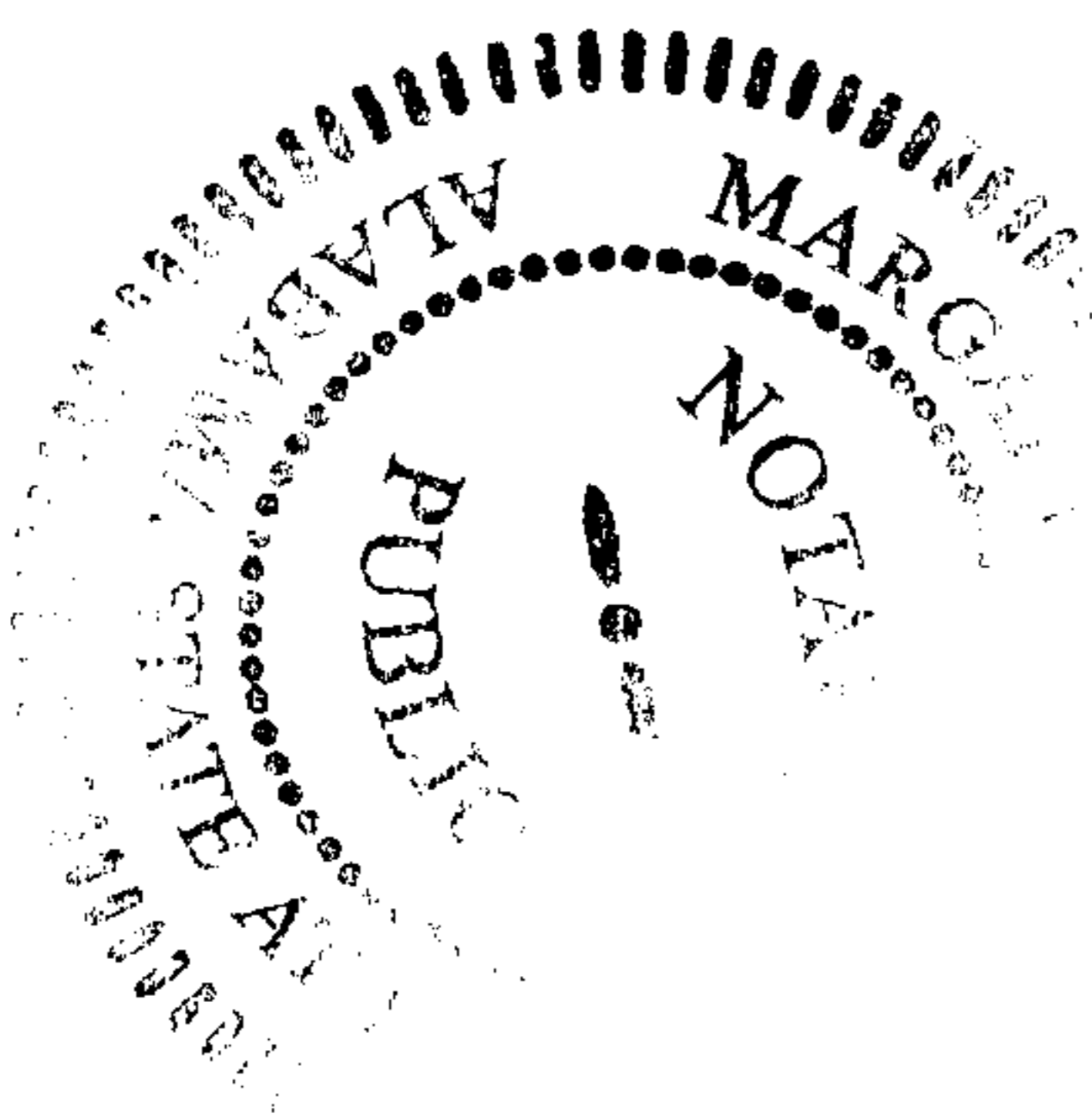
STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frank J. Gattina, and wife, Tammy J. Gattina** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2007

Margaret M. Re
Notary Public.
My Commission Expires: 2-5-11



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