



20070802000359830 1/2 \$81.50
 Shelby Cnty Judge of Probate, AL
 08/02/2007 09:10:31AM FILED/CERT

Shelby County, AL 08/02/2007
 State of Alabama

Deed Tax: \$67.50

Send tax notice to:

ANTHONY SMARRELLI
1123 HARDWOOD COVE RD
BIRMINGHAM, AL, 35242

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

2007298

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Seventy-Five Thousand and 00/100 and 00/100 Dollars (\$675,000.00) in hand paid to the undersigned, SHELIA A. BAILEY, an unmarried woman, and LANA H. VINES, a married woman (hereinafter referred to as "Grantor") by ANTHONY SMARRELLI and MARIA SMARRELLI, husband and wife (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 111, ACCORDING TO THE AMENDED MAP OF THE COVE AT GREYSTONE, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 39 A&B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF LANA H. VINES NOR HER RESPECTIVE SPOUSE.

SUBJECT TO:

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

\$607,500.00 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.



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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 31st day of July, 2007.

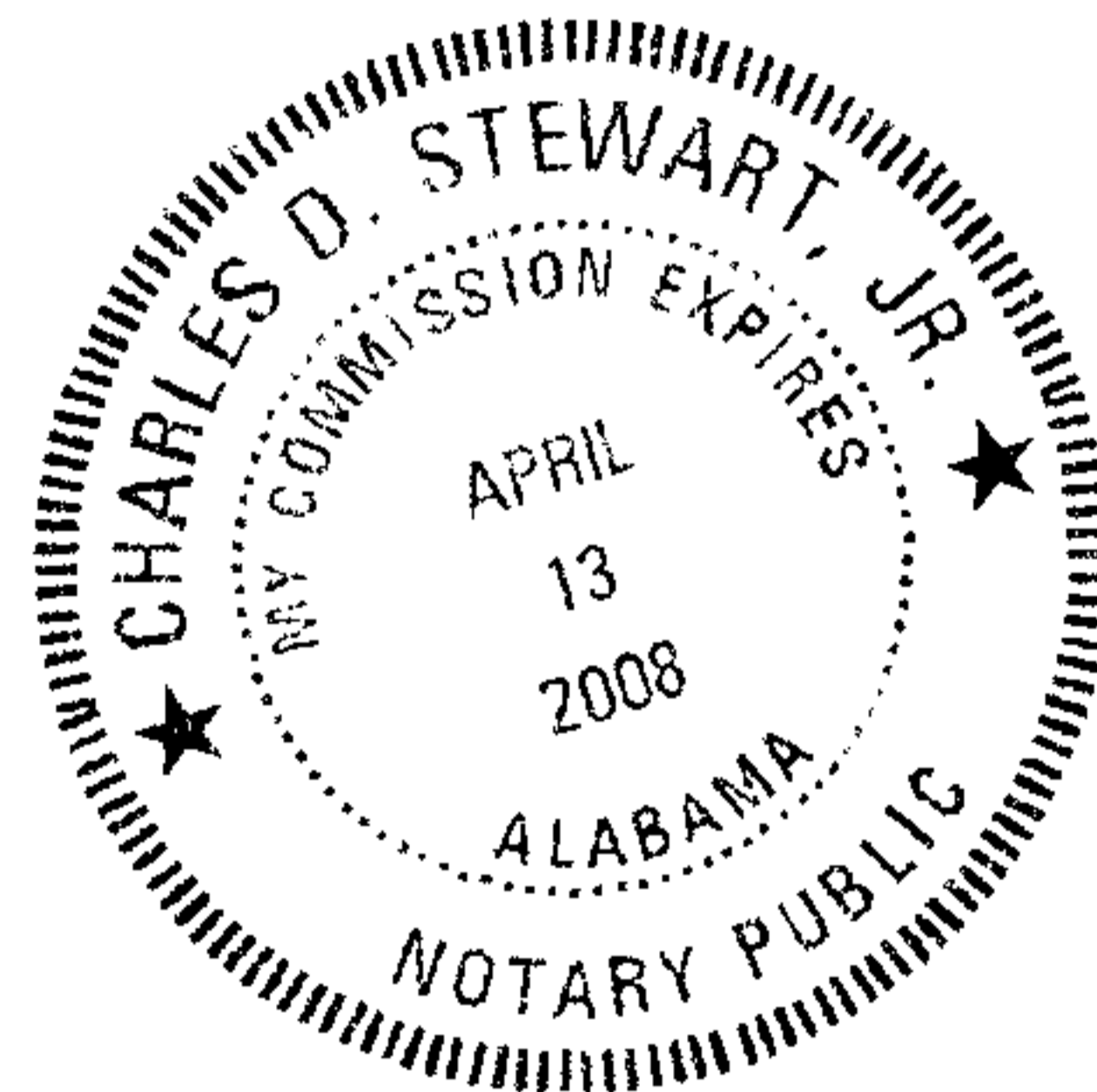
Shelia A. Bailey
SHELIA A. BAILEY

Lana H. Vines
LANA H. VINES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that SHELIA A. BAILEY and LANA H. VINES, whose name(s) is/are signed to
the foregoing instrument, and who is/are known to me, acknowledged before me on this
day, that, being informed of the contents of the said instrument, he/she/they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of July, 2007.



Charles D. Stewart, Jr.
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4-13-08