

SEND TAX NOTICE TO:

(Name) Robert Brady Begg, Jr.
2102 Indian Crest Drive
(Address) Pelham, Al. 35124

This instrument was prepared by

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216



20070822000397240 1/2 \$60.50
Shelby Cnty Judge of Probate, AL
08/22/2007 03:35:12PM FILED/CERT

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred thirty-two thousand and no/100 (\$232,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ignatius V. Vetrano and his wife Rosemarilyn R. Vetrano

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Brady Begg, Jr. and Christine B. Begg

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

\$185,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Shelby County, AL 08/22/2007
State of Alabama

Deed Tax: \$46.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this 20

day of August, 2007

WITNESS:

_____ (Seal)

Ignatius V. Vetrano (Seal)

IGNATIUS V. VETRANO

_____ (Seal)

Rosemarilyn R. Vetrano (Seal)

ROSEMARILYN R. VETRANO

_____ (Seal)

(Seal)

STATE OF ALABAMA

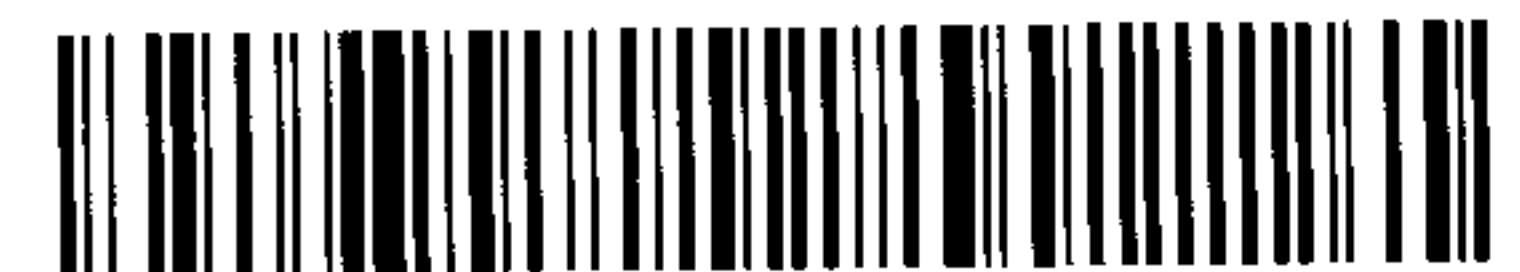
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ignatius V. Vetrano & wife Rosemarilyn R. Vetrano whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of August, 2007 A. D.,

MY COMMISSION EXPIRES: 6/24/08

Patricia K. Martin



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EXHIBIT A

A tract of land situated in the SW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama; thence S 90 degrees 00 minutes 00 seconds W along the South line of said 1/4-1/4 for 431.90 feet to the POINT OF BEGINNING; thence continue along said line S 90 degrees 00 minutes 00 seconds W 364.32 feet; thence N 2 degrees 28 minutes 00 seconds W 87.58 feet to the Southeasterly right of way line of Indian Crest Drive, being the point of curvature of a curve to the left having a radius of 1809.21 feet a central angle of 7 degrees 06 minutes 44 seconds and a chord of 224.43 feet bearing N 46 degrees 10 minutes 20 seconds E; thence Northeasterly along said curve and line 224.58 feet; thence S 40 degrees 17 minutes 02 seconds E 318.90 feet to the POINT OF BEGINNING; said described tract containing 1.19 acres, more or less.