



20071026000496090 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/26/2007 02:45:44PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Seventy Five Thousand and no/100 Dollars (\$275,000.00)** and other good and valuable consideration to the undersigned grantor,

STEVE M. STAMBA, an unmarried man

in hand paid by the grantee,

CLAUDE A. SMERAGLIA

the receipt whereof is hereby acknowledged the said Grantor does grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17A according to the Resurvey of Lot 17, The View at Indian Crest, as recorded in Map Book 38, Page 52, in the Probate Office of Shelby County, Alabama.

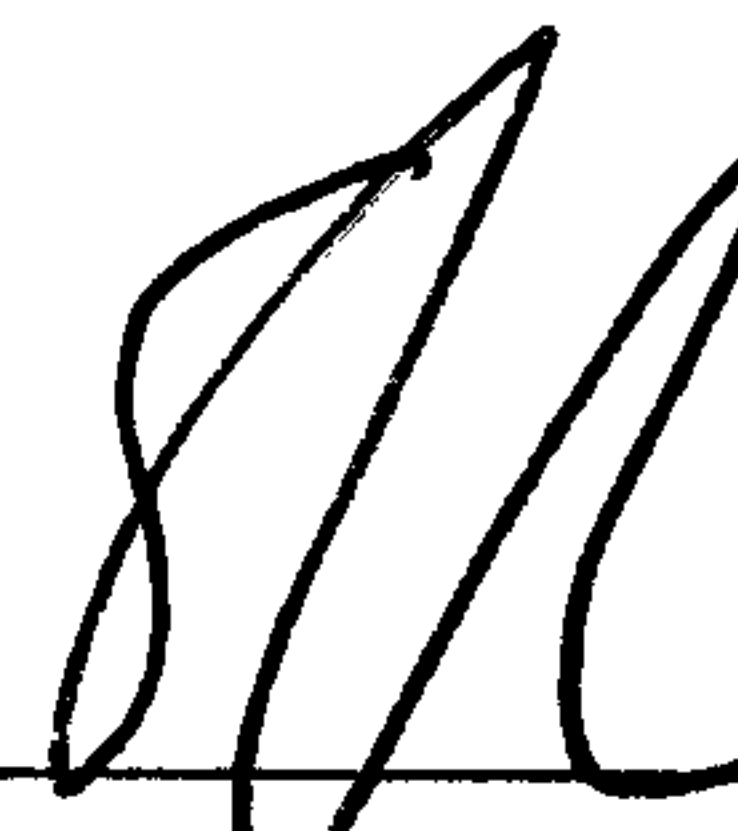
All of the consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantee, **CLAUDE A. SMERAGLIA**, his heirs, successors and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 12th day of October, 2007.

WITNESS:



STEVE M. STAMBA

F. W. Keefe

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Steve M. Stamba, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 12th day of October, 2007.



A handwritten signature in black ink, appearing to be 'F. Wayne Keith', written over a horizontal line.

Notary Public

This Instrument was prepared by:
F. Wayne Keith, Attorney
15 Southlake Lane Suite 230
Birmingham, Alabama 35244

Send Tax Notice to:
Claude A. Smeraglia
206 Valley View Lane
Pelham, Alabama 35124