

SEND TAX NOTICE TO: MICHAEL A. CATANESE AND BRANDI L. CATANESE  
339 GRANDE VISTA CIRCLE  
CHELSEA, ALABAMA 35043

**WARRANTY DEED**

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA:**  
**COUNTY OF SHELBY:**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of \$395,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **LESLIE ANN MANN SMITH, A MARRIED WOMAN**, (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **MICHAEL A. CATANESE and BRANDI L. CATANESE, HUSBAND AND WIFE**, (herein referred to as GRANTEE(S)for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the **County of SHELBY, and State of Alabama**, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF HIGH CHAPARRAL, SECTOR 3, AS RECORDED IN MAP BOOK 25, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**\$335,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

**LESLIE ANN MANN SMITH IS ONE AND THE SAME AS LESLIE ANN MANN AS STATED ON TITLE.**

**SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANITOR'S SPOUSE.**

Subject to easements, restrictive covenants and ad valorem taxes of record.

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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of April, 2008.

\_\_\_\_\_  
*Leslie Ann Mann Smith*  
**LESLIE ANN MANN SMITH**

\_\_\_\_\_  
\_\_\_\_\_(L.S.)

THE STATE OF ALABAMA:  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that LESLIE ANN MANN SMITH and , 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 executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 4th day of April, 2008.



Notary Public

My commission exp: \_\_\_\_\_

Prepared by:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, AL 35243

**DAVID S. SNODDY**  
**MY COMMISSION EXPIRES 6/18/10**



20080410000145130 1/1 \$71.00  
Shelby Cnty Judge of Probate, AL  
04/10/2008 09:49:03AM FILED/CERT

Shelby County, AL 04/10/2008  
State of Alabama

Deed Tax: \$60.00