

Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020

20080423000165020 1/1 \$68.50
Shelby Cnty Judge of Probate, AL
04/23/2008 08:41:45AM FILED/CERT

Send Tax Notice To:
Harry E. Scozzaro, Jr. and
Kristi M. Scozzaro
110 Prescott Cr.
Helena, AL 35080

GENERAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA}
COUNTY OF **SHELBY**}

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF **TWO HUNDRED EIGHTY-FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$285,900.00)** the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, we,
Brian Segars and wife, Wendy Segars
(herein referred to as Grantor(s)), grant, sell, bargain and convey unto
Harry E. Scozzaro, Jr. and wife, Kristi M. Scozzaro
(herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **Shelby** County, Alabama to wit:

Lot 12, according to the Survey of Final Plat Prescott Place, as recorded in Map Book 33, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of Title: Instrument 20050418000182370, Shelby County, Alabama

Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$228,720.00 of the above consideration above paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and theirs heirs, successors and assigns forever.

AND THE GRANTORS, we do for ourselves and for our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we and our heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hands and seals, this 15th day of **April**, 2008.

GRANTOR(S)

Brian Segars
Brian Segars

Wendy Segars
Wendy Segars

(STATE OF Alabama)
(Jefferson COUNTY)

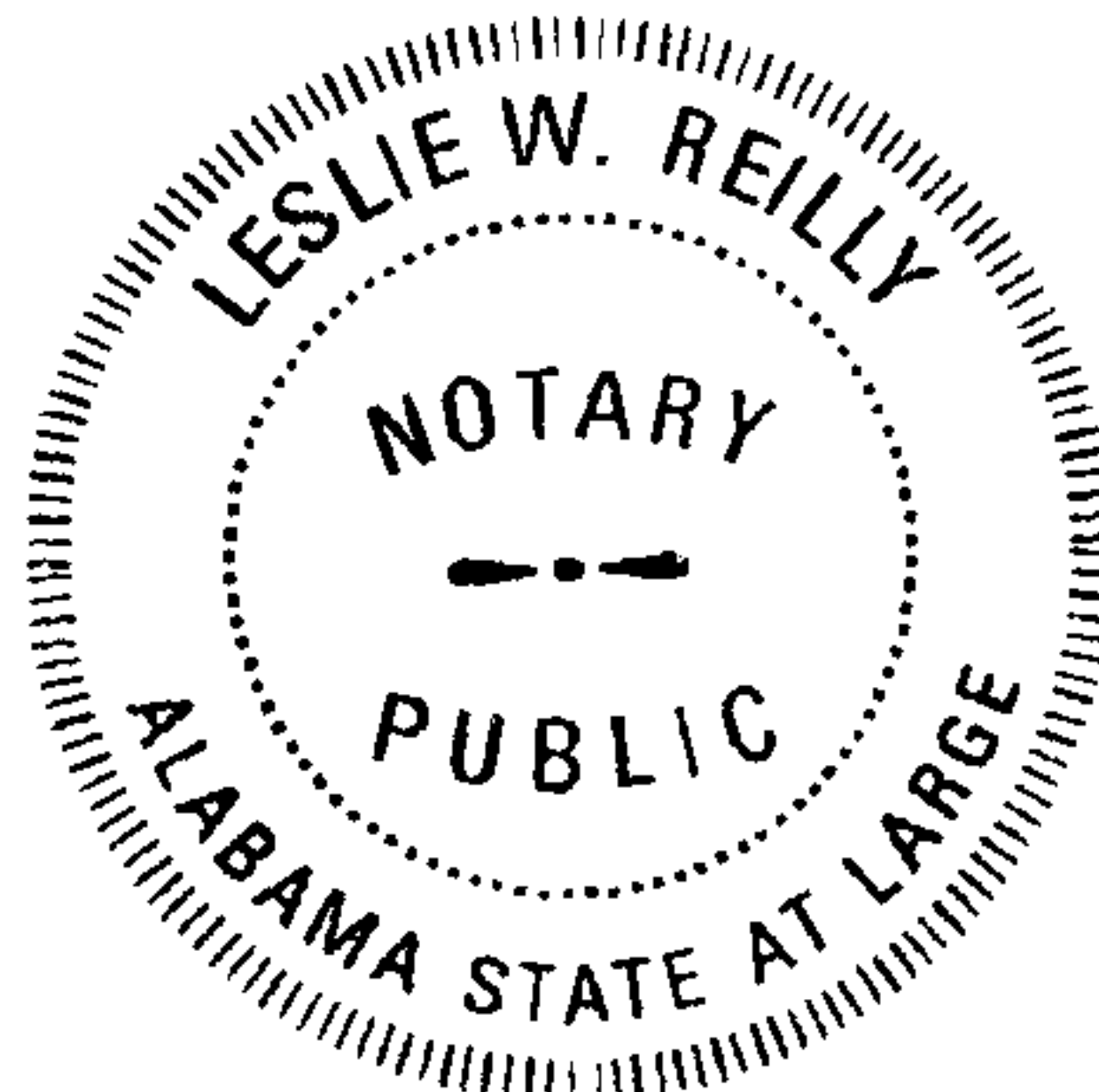
GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby **Brian Segars and wife, Wendy Segars**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 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 official seal this the 15th day of **April**, 2008.

Shelby County, AL 04/23/2008
State of Alabama

Deed Tax: \$57.50



Leslie W. Reilly
NOTARY PUBLIC – Leslie W. Reilly
My Commission Expires: 2-4-09