

20080701000267940 1/2 \$52.00  
Shelby Cnty Judge of Probate, AL  
07/01/2008 02:53:50PM FILED/CERT

This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Shelby County, AL 07/01/2008  
State of Alabama

Deed Tax: \$38.00

Send Tax Notice to:  
**Stephen D. Black**  
**3096 Highland Lakes Rd.**  
**Birmingham, AL 35242**

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of Three Hundred Eighty Thousand Dollars and no cents (**\$380,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JAMES THOMAS D'ANGELO AND WIFE MARA L. D'ANGELO** grant, bargain, sell and convey unto **STEPHEN D. BLACK AND MELANIE J. BLACK**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 810, according to the Map of Highland Lakes, 8<sup>th</sup> Sector, an Eddleman Community, as recorded in Map Book 23, Page 145, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes no part of the homestead of the grantor or grantor's spouse.

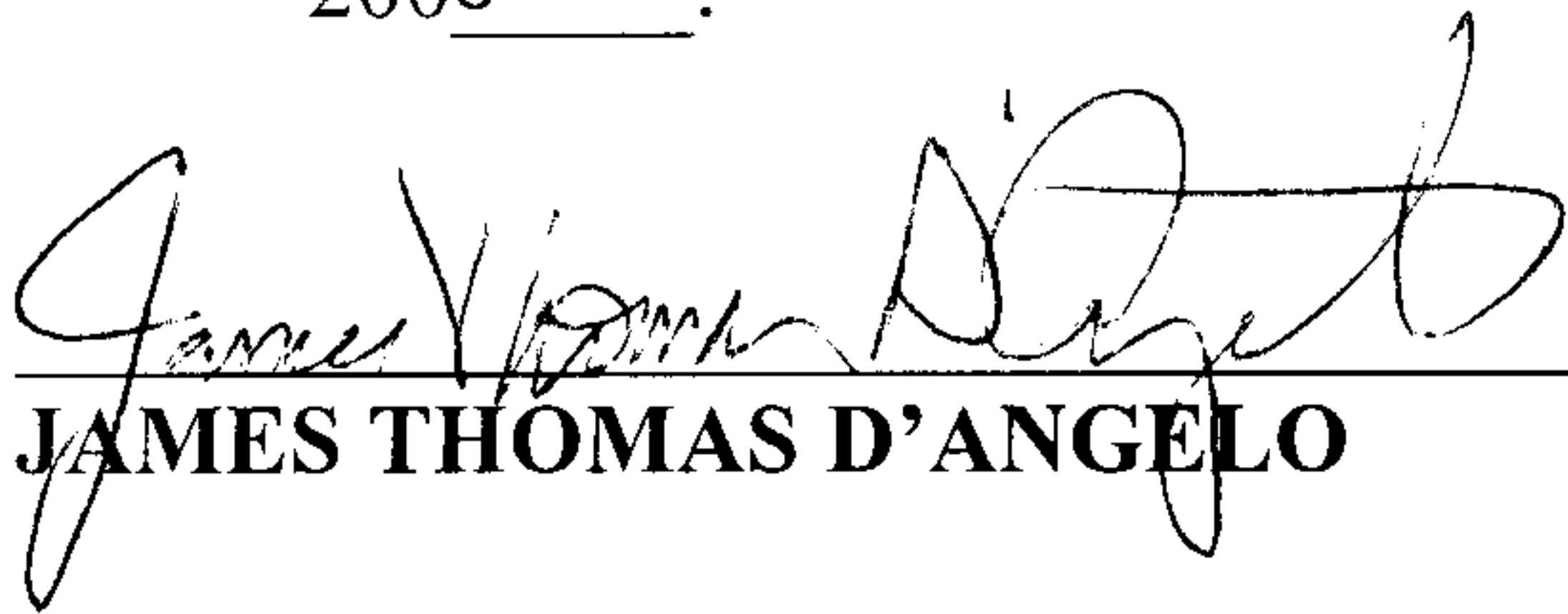
(\$342,000.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

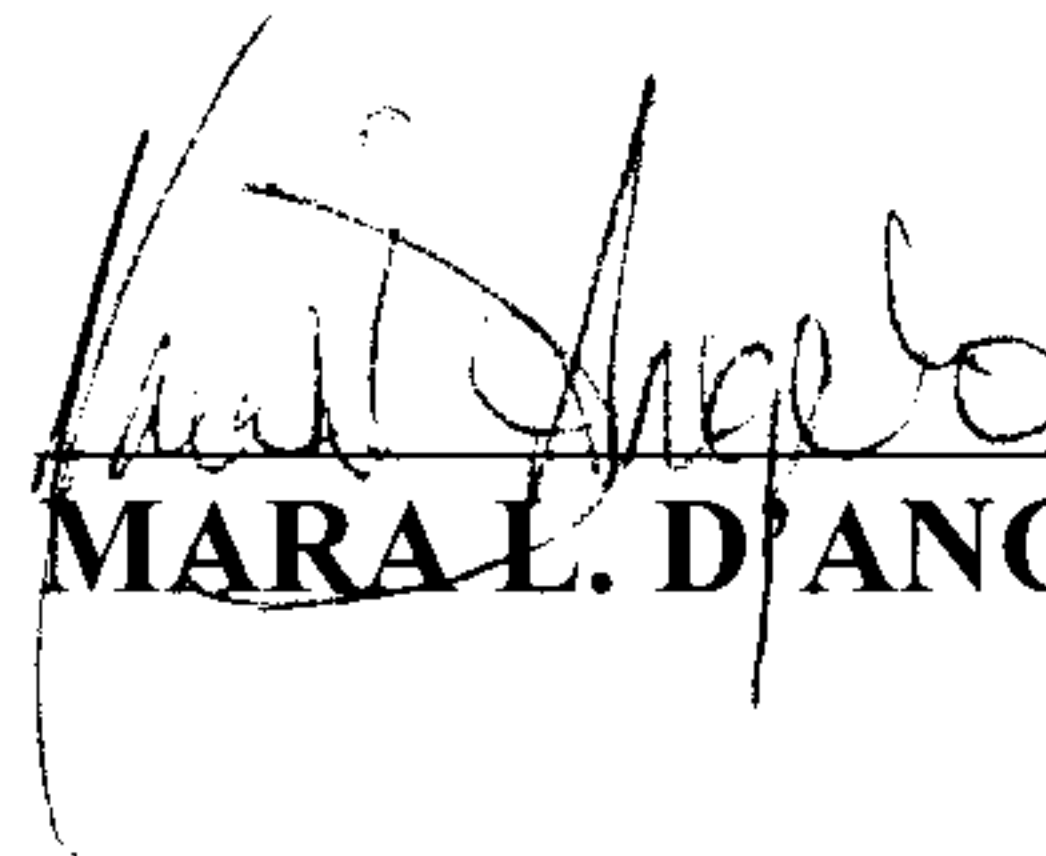
(\$0.00) of the aforementioned was paid by second mortgage filed simultaneously herewith.


**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27<sup>th</sup> day of JUNE, 2008       .

  
JAMES THOMAS D'ANGELO

  
MARA L. D'ANGELO

  
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STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James Thomas D'Angelo**, 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 29<sup>th</sup> day of February, 2008.

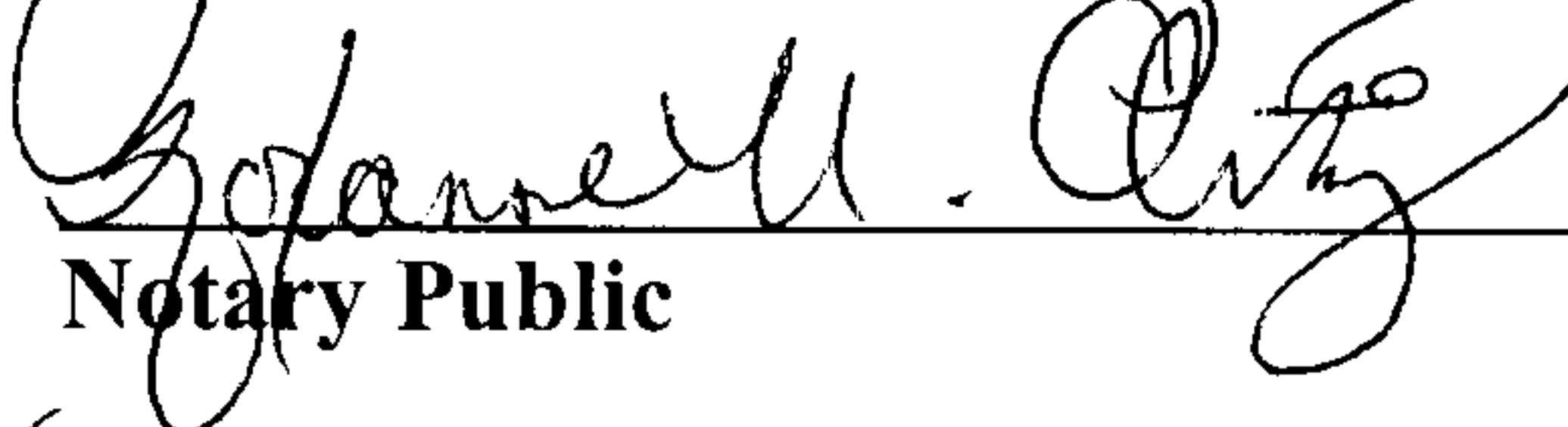
  
Notary Public

My Commission Expires: April 21, 2008.

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mara L. D'Angelo**, 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 29<sup>th</sup> day of February, 2008.

  
Notary Public

My Commission Expires: April 21, 2008