

Deed Tax:\$35.00

SPECIAL WARRANTY DEED



20080918000370960 1/2 \$50.00
Shelby Cnty Judge of Probate, AL
09/18/2008 01:09:00PM FILED/CERT

Send Tax Notice To: Allie and Marisol Ciovacco at 607 Country View Drive, Birmingham, AL 35215

This deed is dated September 7, 2008

STATE OF ALABAMA
COUNTY OF SHELBY

\$ 35.000 AC

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$10.00 (ten dollars) to the undersigned Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, ALLIE V. CIOVACCO AS TRUSTEE AND SUCCESSOR TRUSTEES OF THE CIOCVACCO FAMILY TRUST DATED MARCH 17, 1992 AND ANY AMENDMENTS THERETO, AND ALLIE V. CIOVACCO AND MARISOL CIOVACCO, HUSBAND AND WIFE (herein referred to as GRANTOR, whether one or more) do grant, bargain sell and convey unto ALLIE V. CIOVACCO AND MARISOL CIOVACCO, HUSBAND AND WIFE (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description: Lot 29 according to the Survey of DEER FIDGE LAKES, 2nd Sector, PHASE 1 as recorded in Map Book 32 page 24, Shelby County, Alabama records.

Street Address: 325 Deer Ridge Lane, Chelsea, AL 35043

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

THE PURPOSE OF THIS DEED IS TO CONVEY CERTAIN PROPERTY RECORDED AT MAP BOOK 32 PAGE 24 IN SHELBY COUNTY AT ALABAMA RECORDS FROM THE CIOVACCO FAMILY TRUST, ALLIE V. CIOVACCO AS TRUSTEE (Grantor(s)) TO ALLIE V. CIOVACCO AND MARISOL CIOVACCO, HUSBAND AND WIFE (GRANTEES).

TO HAVE AND TO HOLD Unto the said GRANTEE, their heirs and assigns, forever.

And I (we) do for myself (ourselves and for my (our) heirs, executors and administrators covenant with said GRANTEE, their heirs and assigns that I (we) am (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, Grantor has executed this deed the day and year set out hereinabove.

Signed, sealed and delivered
In the presence of:

GRANTORS

Heather Rowell
Print Name: Heather Rowell
Witness

Allie V. Ciovacco, Trustee

Ralph E. Brasher
Print Name: Ralph Brasher

STATE OF ALABAMA
COUNTY OF JEFFERSON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared **Allie V. Ciovacco, trustee of THE CIOVACCO FAMILY TRUST**, to me known, and known to me to be the person described in and who executed the foregoing instrument, and they acknowledged before me that HE executed the same for the purposes set out therein.

WITNESS my hand and official seal in the County and State last aforesaid this
16th day of September, 2008

Michelle Anderson
Print Name: Michelle Anderson
Notary Public, State of Alabama

(seal)

My commission Expires: 12/6/2010

This instrument was prepared by, and please
Return to: **Allie Vincent Ciovacco**
607 Country View Drive
Birmingham, Al 35215