

STATE OF ALABAMA
COUNTY OF SHELBY

20090122000020110 1/2 \$60.50
Shelby Cnty Judge of Probate, AL
01/22/2009 12:26:31PM FILED/CERT

WARRANTY DEED

THIS INDENTURE made and entered into on this the 14th day of January, 2009, by and between **ELIZABETH S. MILAZZO F/K/A ELIZABETH A. SHEROTA, AND HUSBAND ANDREW J. MILAZZO, EDWARD SHEROTA, JR. AND WIFE, EILEEN SHEROTA**, as Grantors and **ELIZABETH S. MILAZZO AND HUSBAND, ANDREW J. MILAZZO**, as Grantees.

WITNESSETH: That the said Grantors, for and in consideration of the purchase price of the property being \$218,000.00. A portion of the consideration set forth was paid from the proceeds of a mortgage closed simultaneously herewith in the amount of \$ 174,500.00, and other good and valuable considerations to the Grantors in hand paid by the Grantees, the receipt of which is hereby acknowledged, the Grantors have given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantees, for and during their joint lives and upon the death of either of them, then to the SURVIVOR of them forever, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described property, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 258, according to the Final Plat of Holland Lakes, Sector 2, Phase 2 as recorded in Map Book 36 Page 55 in the Probate Office of Shelby County, Alabama.

Excepting therefrom all interests in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others.

TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the Grantees, their heirs and assigns, forever, and;

THE said Grantors do hereby covenant with and represent unto the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except ad valorem taxes due and payable October 1, 2009, and any restrictions, easements, ways and building setback lines of record, if any in the office of the Judge of Probate of said County, Alabama, and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the day of and year first above written.

Elizabeth S. Milazzo (SEAL)
ELIZABETH S. MILAZZO

Andrew J. Milazzo (SEAL)
ANDREW J. MILAZZO

Edward Sherota Jr. (SEAL)
EDWARD SHEROTA, JR.

Eileen Sherota (SEAL)
EILEEN SHEROTA

STATE OF GEORGIA
COUNTY OF Gwinnett

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Edward Sherota, Jr. and Eileen Sherota, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 12 day of January, 2009.

John H. Rowland (SEAL)
Notary Public
Notary Public, Gwinnett County, Georgia
My Commission Expires April 25, 2009

Shelby County, AL 01/22/2009
State of Alabama

Deed Tax: \$43.50

20090122000020110 2/2 \$60.50
Shelby Cnty Judge of Probate, AL
01/22/2009 12:26:31PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Elizabeth S. Milazzo and Andrew J. Milazzo, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 20 day of January, 2009.

Kristi G. Lewis (SEAL)
Notary Public
My comm. expires: 9-1-2012

Prepared by:
Richard Chesnut
BRINKLEY & CHESNUT
307 Randolph Ave.
Huntsville, Alabama