



20090527000198960 1/2 \$139.00  
Shelby Cnty Judge of Probate, AL  
05/27/2009 09:31:06 AM FILED/CERT

Send tax notice to:  
MICHELLE WEART  
4726 SANDPIPER LANE  
BIRMINGHAM, AL, 35244

This instrument prepared by:  
Charles D. Stewart, Jr.  
Executive Real Estate Group, LLC  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2009348

Shelby COUNTY

Shelby County, AL 05/27/2009

State of Alabama  
Deed Tax : \$125.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$225,000.00) in hand paid to the undersigned, RIGHTWISE, LLC (hereinafter referred to as "Grantor") by MICHELLE WEART and DARRYL WEART (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2, ACCORDING TO THE SURVEY OF SANDPIPER TRAIL SUBDIVISION, SECTOR 1, AS RECORDED IN MAP BOOK 12, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALBAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. ANY ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.
3. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUGJECT PROPERTY.
4. EASEMENT TO SOUTH CENTRAL BELL, AS RECORDED IN REAL 172, PAGE 642, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, RIGHTWISE, LLC, by JEROME ANTHONY FIORE, JR, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 19 day of May, 2009.

RIGHTWISE, LLC

*Jerome Anthony Fiore Jr.*  
BY: JEROME ANTHONY FIORE, JR.  
ITS: MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , JEROME ANTHONY FIORE, JR., whose name as MEMBER of RIGHTWISE, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 19 day of May, 2009.



*Angela D. Phillips*  
Notary Public  
Print Name: Angela D Phillips  
Commission Expires: 01/16/12