


Send Tax Notices To:  
Charles Traffica and Eddie B. Traffica  
1025 Kingston Rd.  
Chelsea, AL 35043

  
20090730000291480 1/1 \$196.00  
Shelby Cnty Judge of Probate, AL  
07/30/2009 10:39:46 AM FILED/CERT

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, in consideration of One Hundred Eighty Five Thousand and No/100 Dollars (\$185,000.00) plus other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, First Commercial Bank, herein GRANTOR, does hereby grant, bargain, sell and convey unto Charles Traffica and Eddie B. Traffica, herein GRANTEE, the following described real estate, located and situated in Shelby County, Alabama described below:

**Lot 1-63, according to the Map and Survey of Chelsea Park, 1<sup>st</sup> Sector, Phase I and II, as recorded in Map Book 34, Page 21 in the Office of the Judge of Probate of Shelby County, Alabama.**

This conveyance, however, is subject to the following:

- A. Ad valorem taxes due October 1, 2009, which the GRANTEE agrees to pay.
- B. Any valid adverse title as to minerals, oil or mining rights, easements or rights-of-way, covenants running with the land, encroachments or other matters recorded of record or which defects would be shown by a survey of the property herein conveyed.

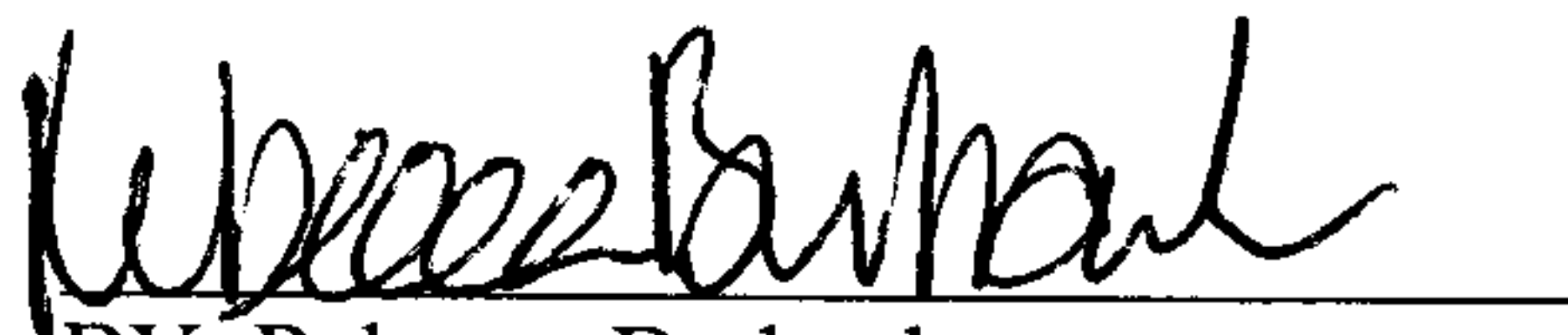
Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the GRANTEE.

IN WITNESS WHEREOF, the undersigned, has caused this instrument to be executed on its behalf by Rebecca Burbank, Loan Workout Officer of First Commercial Bank, who is duly authorized on this the 29 day of July, 2009.

First Commercial Bank



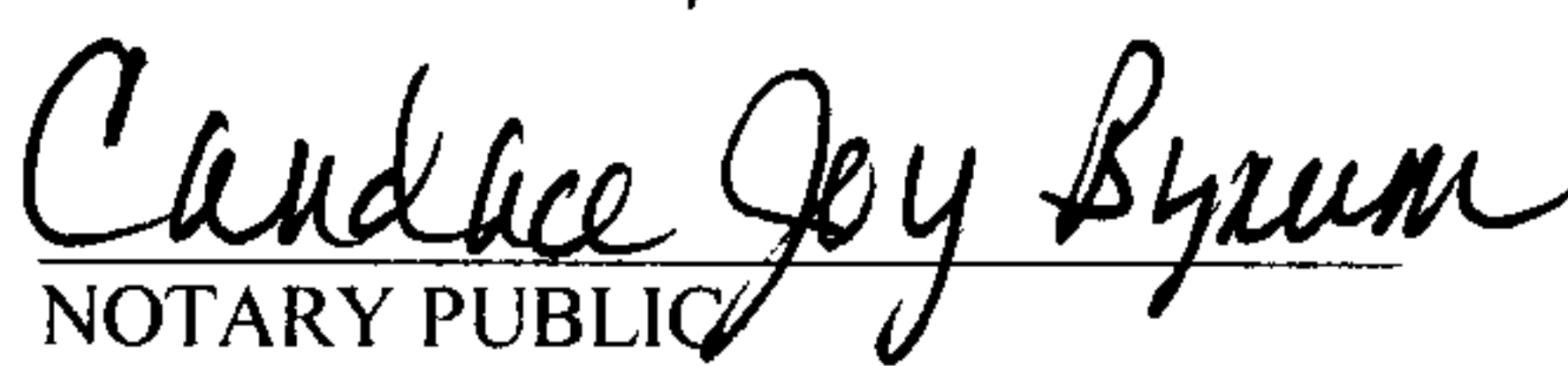
BY: Rebecca Burbank  
ITS: Loan Workout Officer

STATE OF ALABAMA     )  
                                  )     CORPORATE ACKNOWLEDGMENT  
JEFFERSON COUNTY     )

Shelby County, AL 07/30/2009  
State of Alabama  
Deed Tax : \$185.00

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Rebecca Burbank, whose name as Loan Workout Officer of First Commercial Bank, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and seal on this the 29 day of July 2009.



NOTARY PUBLIC

My commission expires

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: Mar 4, 2013**  
**UNDER THE NOTARY PUBLIC UNDERWRITERS**

This Instrument Prepared by:

Rebecca A. Burbank  
First Commercial Bank  
P.O. Box 11746  
Birmingham, AL 35202