



20100826000274220 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
08/26/2010 09:27:44 AM FILED/CERT

Send tax notice to:
JOHN DIORIO
2570 ACTON ROAD UNIT 102
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2010320

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00) in hand paid to the undersigned, JMB MAKERS, LLC (hereinafter referred to as "Grantor") by JOHN DIORIO and SHARRON C. DIORIO (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 3, ACCORDING TO THE SURVEY OF LAKE WELLINGTON ESTATES, AS RECORDED IN MAP BOOK 38, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2007-22363 AND INST. NO. 2006-25090.
4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 200660335.
5. RIGHTS OF USE OF LAKE TO THE LAKE WELLINGTON ESTATES HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 200706260000297850.
6. RIGHT-OF-WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN INST. NO. 1993-16007.



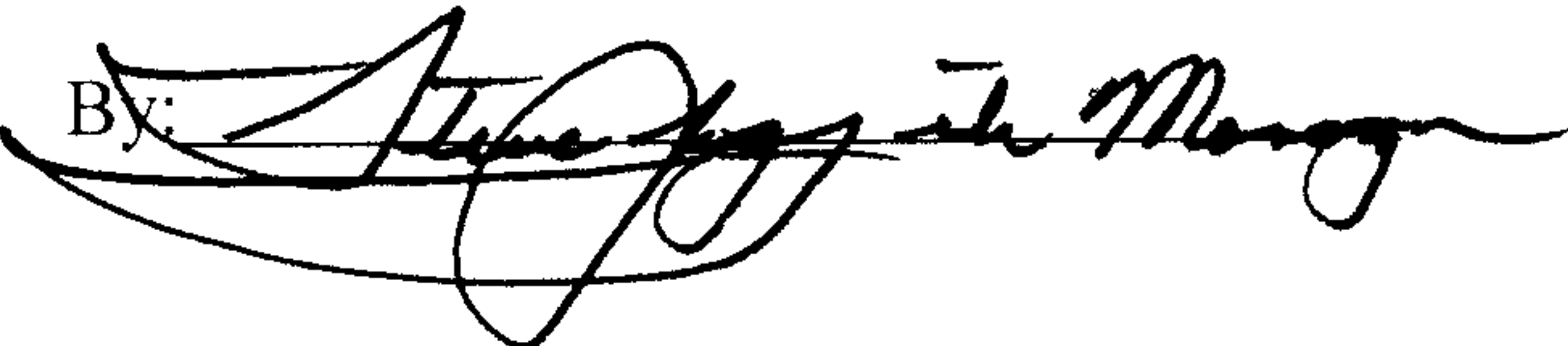
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\$560,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

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, JMB MAKERS, LLC, by
Steve Yeager its MEMBER who is authorized to execute this conveyance, has
hereunto set its signature and seal on this the 17th day of August, 2010.

JMB MAKERS, LLC

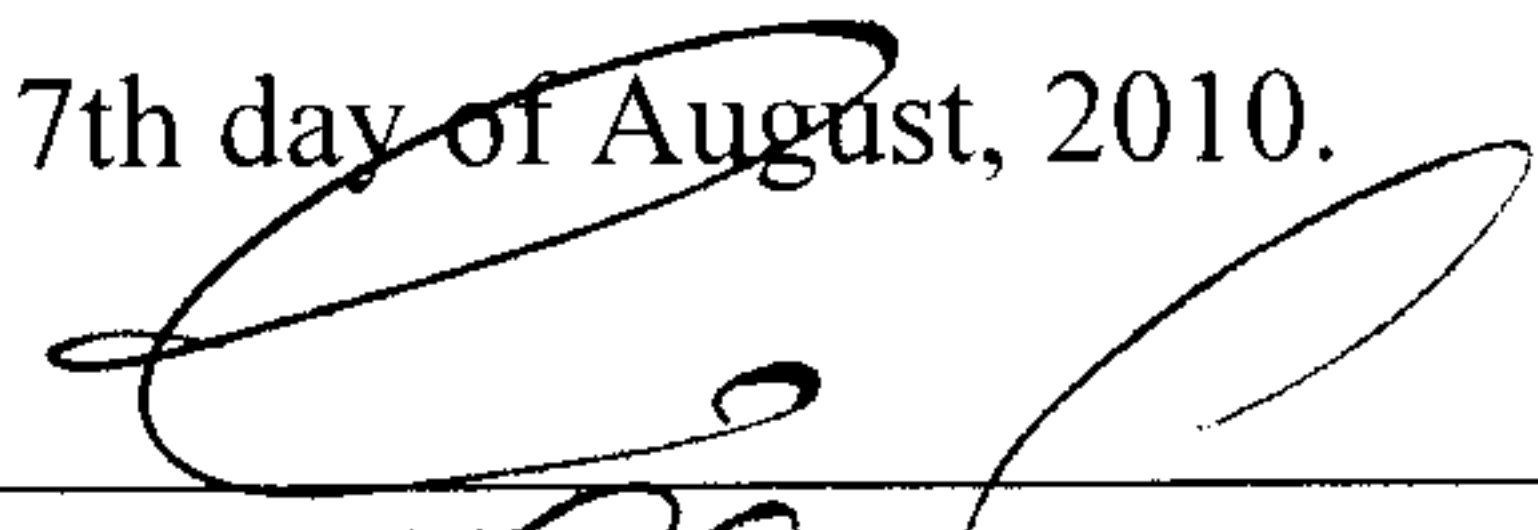
By: 
ITS MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Steve Yeager, whose name MEMBER as of JMB
MAKERS, 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 limited liability
company.

Given under my hand and official seal this the 17th day of August, 2010.




Notary Public

Print Name: Charles D. Stewart, Jr.

Commission Expires: 4-13-12