

This Instrument Was Prepared By:
Holliman Law Firm
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124


20101004000326430 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
10/04/2010 02:46:43 PM FILED/CERT

\$115,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Stephanie P. Caldarello, married, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Robert E. Rosenberg, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 14 according to the Survey of Chandalar Townhome,
First Addition as recorded in Map Book 24, Page 18,
Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions,
easements and rights of way of record in the Probate
Office of Shelby County, Alabama.

\$113,471.00 of the purchase price was paid from a purchase
money first mortgage recorded herewith.

Stephanie P. Caldarello is one and the same person as Stephanie N.
Patterson.

The property being conveyed herein does not constitute the
homestead of the Grantor nor the homestead of the Grantor's spouse.

Grantee's address: 2036 Chandalar Court
Pelham, Alabama 35124

Together with all and singular the tenements, hereditaments
and appurtenances thereto belonging or in anywise appertaining in
fee simple.

And said GRANTOR does for himself, his successors and assigns
covenants with the said GRANTEE, his heirs and assigns, that
GRANTOR is lawfully seized in fee simple of said premises, that
they are free from all encumbrances, unless otherwise noted above,
that they are entitled to the immediate possession thereof;
that GRANTOR has a good right to sell and convey the same as
aforesaid; that GRANTOR will and his heirs and assigns shall,
warrant and defend the same to the said GRANTEE, their heirs and

assigns forever, against The lawful claims of all persons. I N
WITNESS WHEREOF, I has hereunto set my hand and seal on this the
27th day of September, 2010.

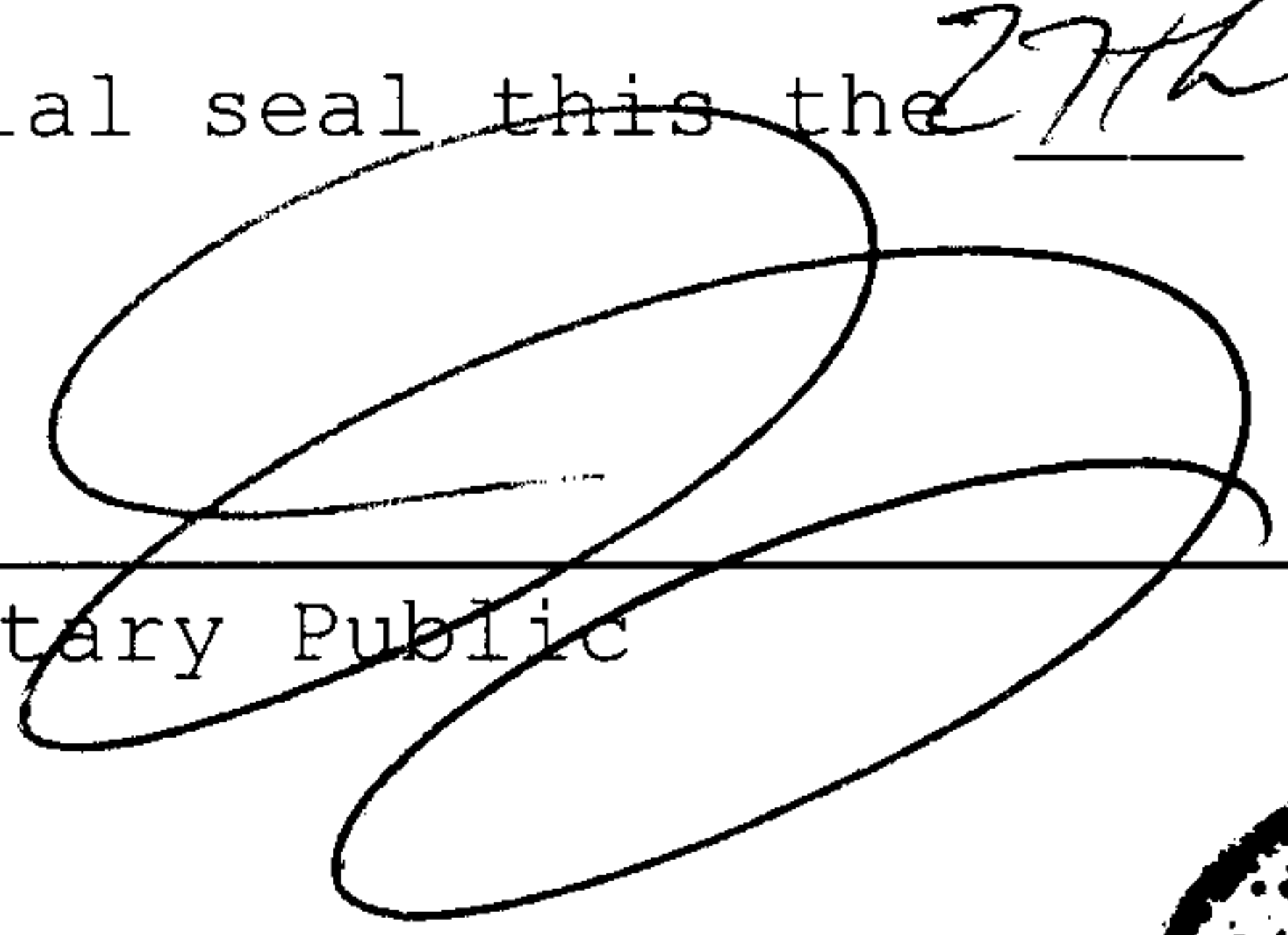

Stephanie P. Caldareello

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Stephanie P. Caldareello,
married, whose name is signed to the foregoing conveyance, and
who is known to me, acknowledged before me on this day that,
being informed of the contents of the conveyance, he executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of
September, 2010.


Notary Public

My Commission Expires:

8.29.2014

JOHN R. HOLLIMAN
NOTARY PUBLIC - ALABAMA
My Commission Expires

8.29.14

