

**This instrument was prepared by:**  
**Compass Bank**  
**P. O. Box 10566**  
**Birmingham, Alabama 35296**

SENT TAX NOTICE TO:  
Steven M. Dinan  
Martha Dinan  
1001 Wilmington CV  
Birmingham, AL 35242-4249

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**STATUTORY WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of FIVE HUNDRED TWENTY FIVE THOUSAND DOLLARS and no/100 **(\$525,000.00)** in hand paid by Steven M. Dinan and Martha Dinan (hereinafter referred to as "GRANTEE") to Compass Bank, an Alabama banking corporation (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said GRANTEES as joint tenants with right of survivorship the following described real estate in Shelby County, Alabama to wit:

Lot 4, according to the Amended Map of Wilmington Place, as recorded in Map Book 30, pages 23 A&B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due October 1, 2010.
2. Recorded and unrecorded easements, restrictions, rights of way, overlaps and encroachments, if any, affecting the property.
3. Right of redemption as evidenced by foreclosure deed dated May 19, 2010 recorded in Instrument# 20100519000157520, in the Office of the Judge of Probate of Shelby County, Alabama.

\$417,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD UNTO the said GRANTEES 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 therein) 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 therein shall take as tenants in common.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officer this the 29<sup>th</sup> Day of September, 2010.

ATTEST:

By: 

Its: Vice President

**COMPASS BANK**

By: 

Anne M. Connors, Vice President

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

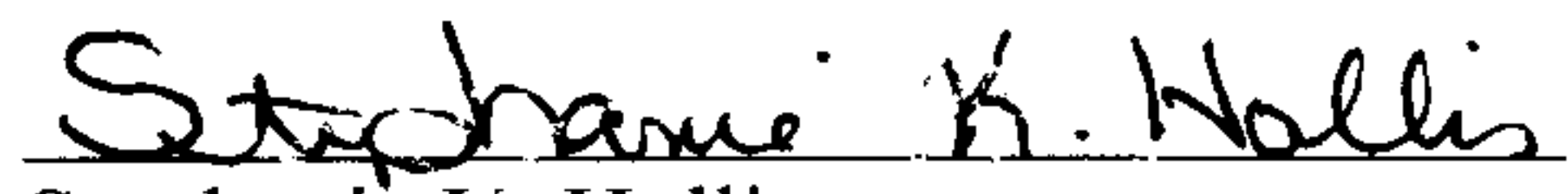
I, the undersigned, a Notary Public, in and for the said County in said State hereby certify that Anne M. Connors, whose name as Vice President of Compass Bank an Alabama banking corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the above and foregoing conveyance, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29<sup>th</sup> Day of September, 2010.

Shelby County, AL 10/05/2010

State of Alabama

Deed Tax : \$108.00

  
Stephanie K. Hollis  
Notary Public for the State of Alabama  
County of Jefferson  
My Commission Expires July 13, 2013



20101005000329380 1/1 \$120.00  
Shelby Cnty Judge of Probate, AL  
10/05/2010 01:50:22 PM FILED/CERT