

WARRANTY DEED

20110105000003900 1/1 \$13.00
Shelby Cnty Judge of Probate, AL
01/05/2011 02:44:21 PM FILED/CERT

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Peter K. Everett and Amanda R. Vetrano
183 Moss Stone Lane
Calera, AL 35040

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ninety eight thousand and no/100 (\$98,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Cleve C. Ros and Floyce J. Ros, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Peter K. Everett and Amanda R. Vetrano** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 184, according to the Final Plat of Stonecreek, Phase 4, as recorded in Map Book 37, Page 44, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

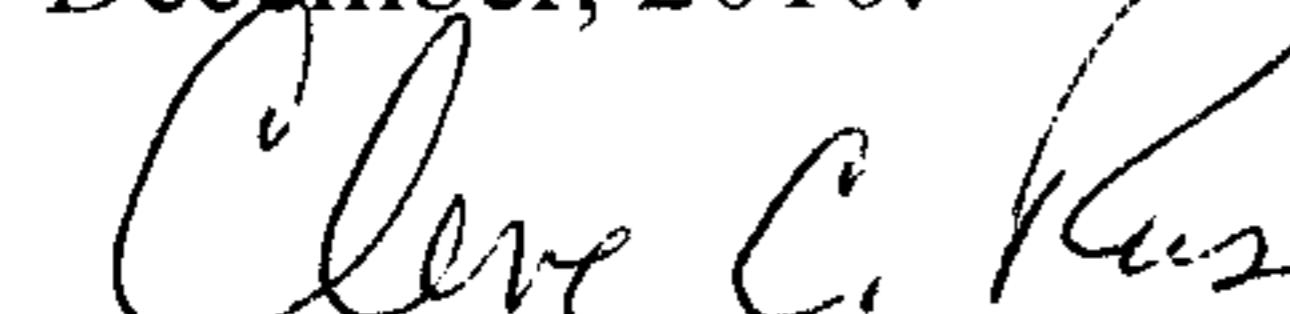
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$101,553.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

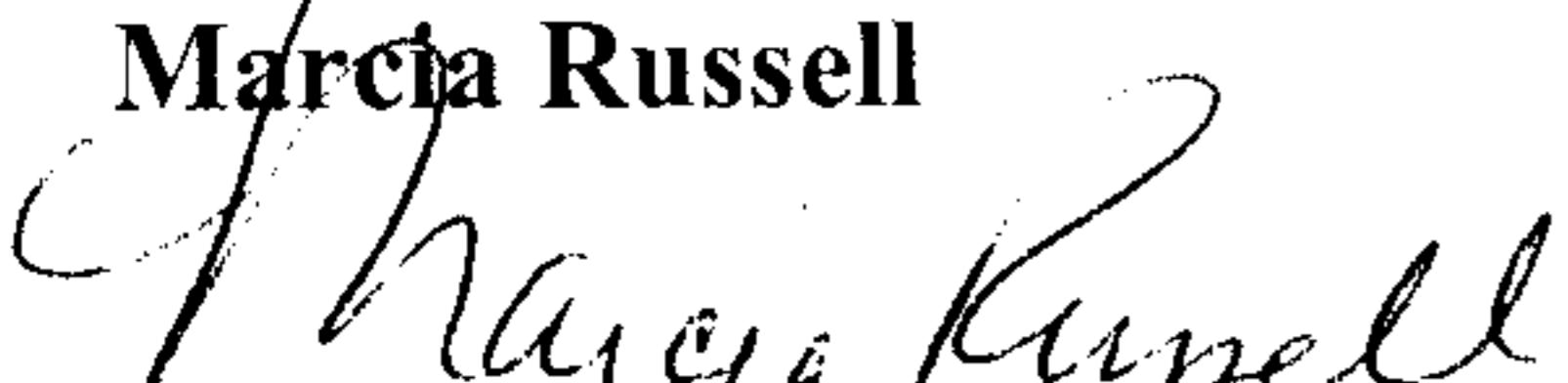
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

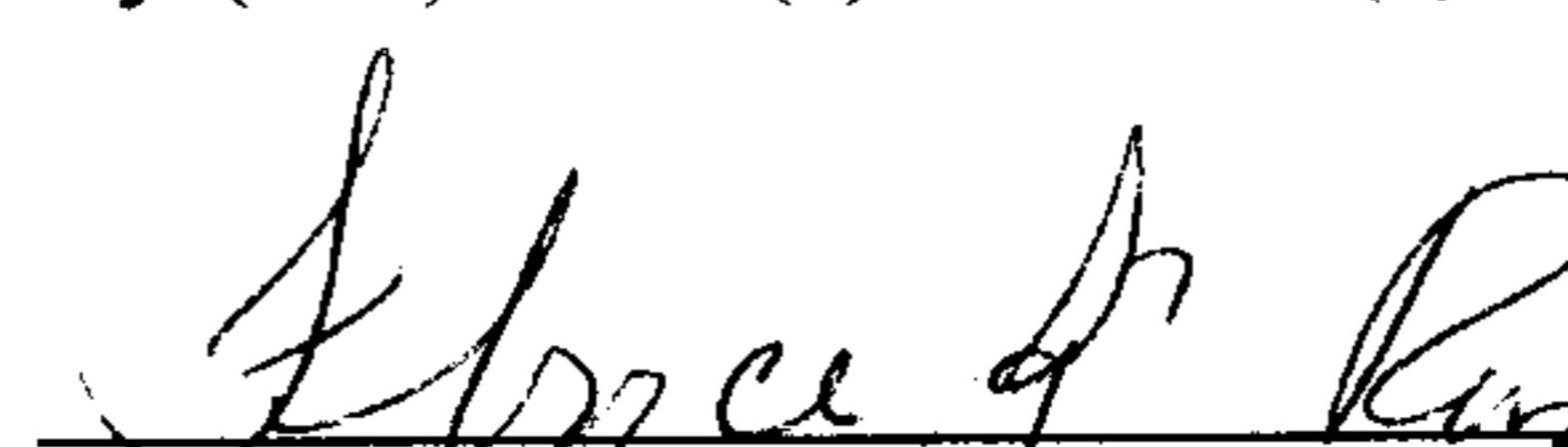
And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day December, 2010.

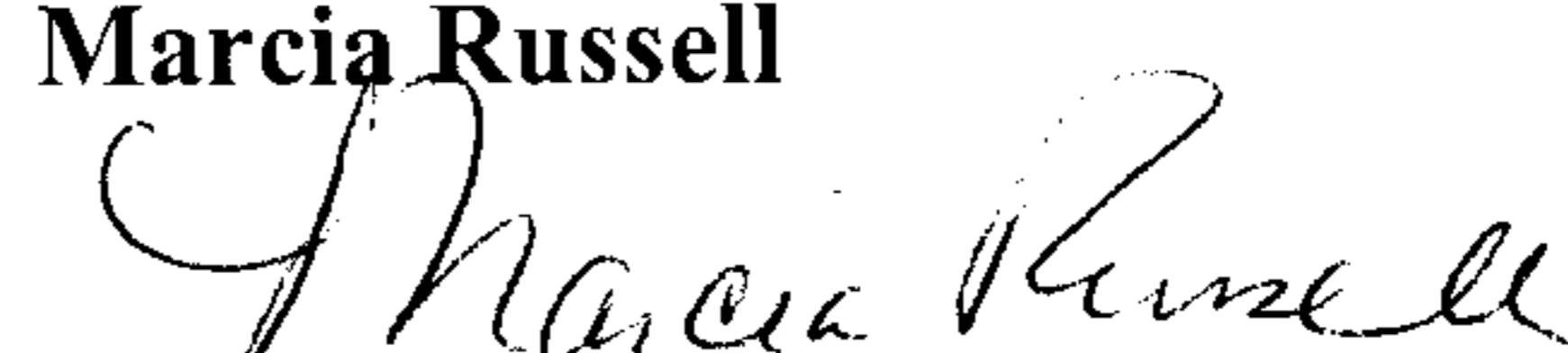


**Cleve C. Ros
by his agent and attorney in fact
Marcia Russell**





**Floyce J. Ros
by her agent and attorney in fact
Marcia Russell**



ACKNOWLEDGMENT FOR POWER OF ATTORNEY

STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Marcia Russell, whose name as Attorney in Fact for Cleve C. Ros and Floyce J. Ros, 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 this conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2010.



Notary Public

My Commission Expires:10-20-2014

**KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014**