

12-22
#42

THIS INSTRUMENT PREPARED BY:
R. F. (Ben) Stewart III
1800 International Park Drive, Suite 10
Birmingham, AL 35243

SEND TAX NOTICE TO:
Michael I. DeMarco
2123 Southbridge Ct.
Hoover, AL 35244-1568

GENERAL WARRANTY DEED

Shelby County, AL 02/04/2011
State of Alabama
Deed Tax: \$30.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned, MICHAEL I. DEMARCO and MYRA B. DEMARCO, husband and wife (hereinafter referred to as the Grantors), the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto MICHAEL I. DEMARCO and MYRA B. DEMARCO, as Tenants in Common, (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 39, according to the Survey of Final Plat, Arbor Hill, Phase I, as recorded in Map Book 31, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1) Taxes for the year beginning October 1, 2008, which constitutes a lien but are not due and payable until October 1, 2009.
- 2) Easement(s), Building Line(s) and Restriction(s) as shown on recorded map.
- 3) Assignment of Developers Rights as recorded in Inst. No. 2002-30821.
- 4) Right of Way granted to Alabama Power Company recorded in Real 65, Page 1 and Deed Book 332, Page 554.
- 5) Agreement with Alabama power Company as to underground cables as recorded in Real 69, Page 455 and Covenants pertaining thereto as recorded in Real 69, Page 458.
- 6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
- 7) Transmission line permits to Alabama Power company as recorded in Deed Book 136, Page 34; Deed Book 151, Page 449; Deed Book 136, Page 28 and Deed Book 108, Page 363.
- 8) Right of Way granted to Alabama Power Company recorded in Deed Book 332, Page 554.

NOTE: This General Warranty Deed has been prepared without the benefit of a current survey which was not requested by the Grantee.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

The Grantors do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the successors of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises of the Grantees and the heirs and assignees of the Grantees forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 20th day of August, 2008.

Michael I. DeMarco
MICHAEL I. DEMARCO

Myra B. DeMarco
MYRA B. DEMARCO

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT


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Shelby Cnty Judge of Probate, AL
02/04/2011 04:01:15 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael I. DeMarco and Myra B. DeMarco, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August, 2008.

Myra B. DeMarco
Notary Public
My Commission Expires: 7-15-2012

