

State of Alabama)
Jefferson County)

20110602000162780 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
06/02/2011 04:00:48 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **One hundred seventy-nine thousand and no/100 Dollars (\$179,000.00)** to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Donald B. Reynolds and spouse, Peerli W. Reynolds (Grantors)** do grant, bargain, sell and convey unto **Christian Maniscalco and Amber Maniscalco (Grantees)** as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 25, according to the Map and Survey of Chanda Terrace, recorded in Map Book 10, Page 97, in the Probate Office of Shelby County, Alabama.

Subject to:

- **Ad Valorem Taxes due October 1, 2011.**
- **Restrictions, public utility easements, and building setback lines according to the Survey of Chanda Terrace, 3rd Sector, as recorded in Map Book 10, Page 97.**
- **Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Books 138, page 49 and Book 138, page 625.**
- **Transmission Line Permit and Right of Way to Alabama Power Company as recorded in Deed Book 315, Page 207; Deed Book 333, Page 706; Deed Book 179, Page 375; Deed Book 108, Page 378; Real Book 142, Page 213; Real Book 145, Page 703; and Book 306, page 390.**
- **Agreement for underground residential distribution with Alabama Power Company as recorded in Book 140, page 716.**
- **Covenants, conditions, and restrictions recorded in Book 138, Page 49, Book 145, page 703, Book 161, page 506.**

\$178,340.00 of the consideration was paid from the proceeds of a Mortgage Loan.

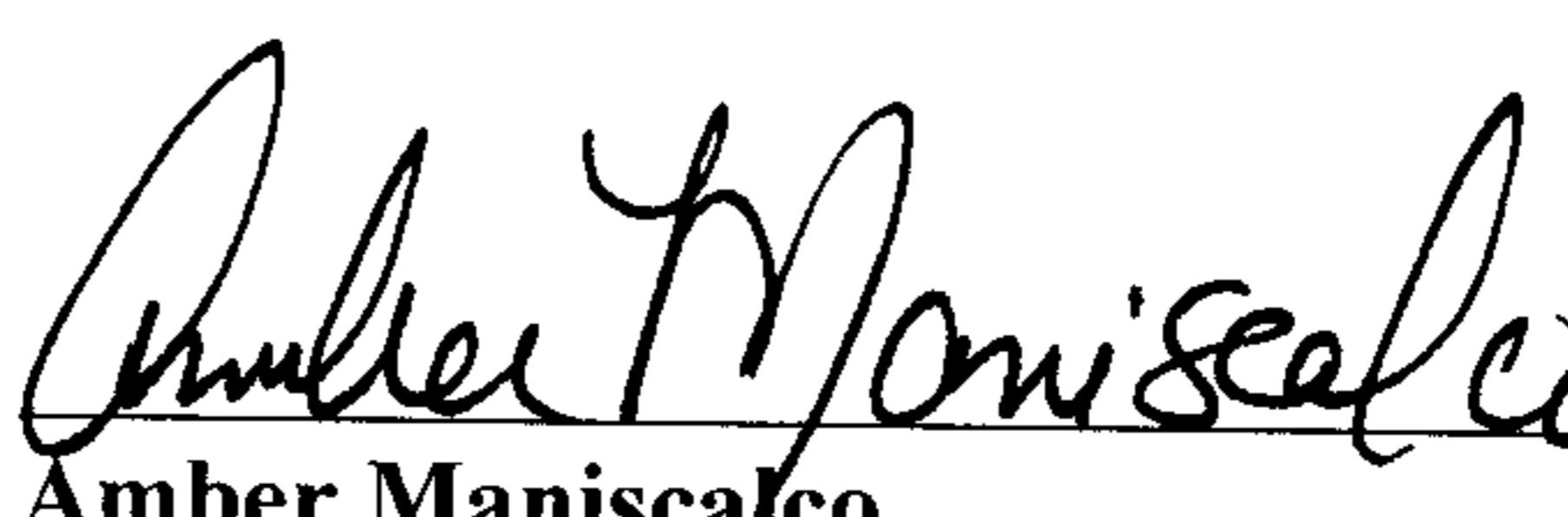
TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the 31st day of May, 2011.


Christian Maniscalco

SEAL


Amber Maniscalco

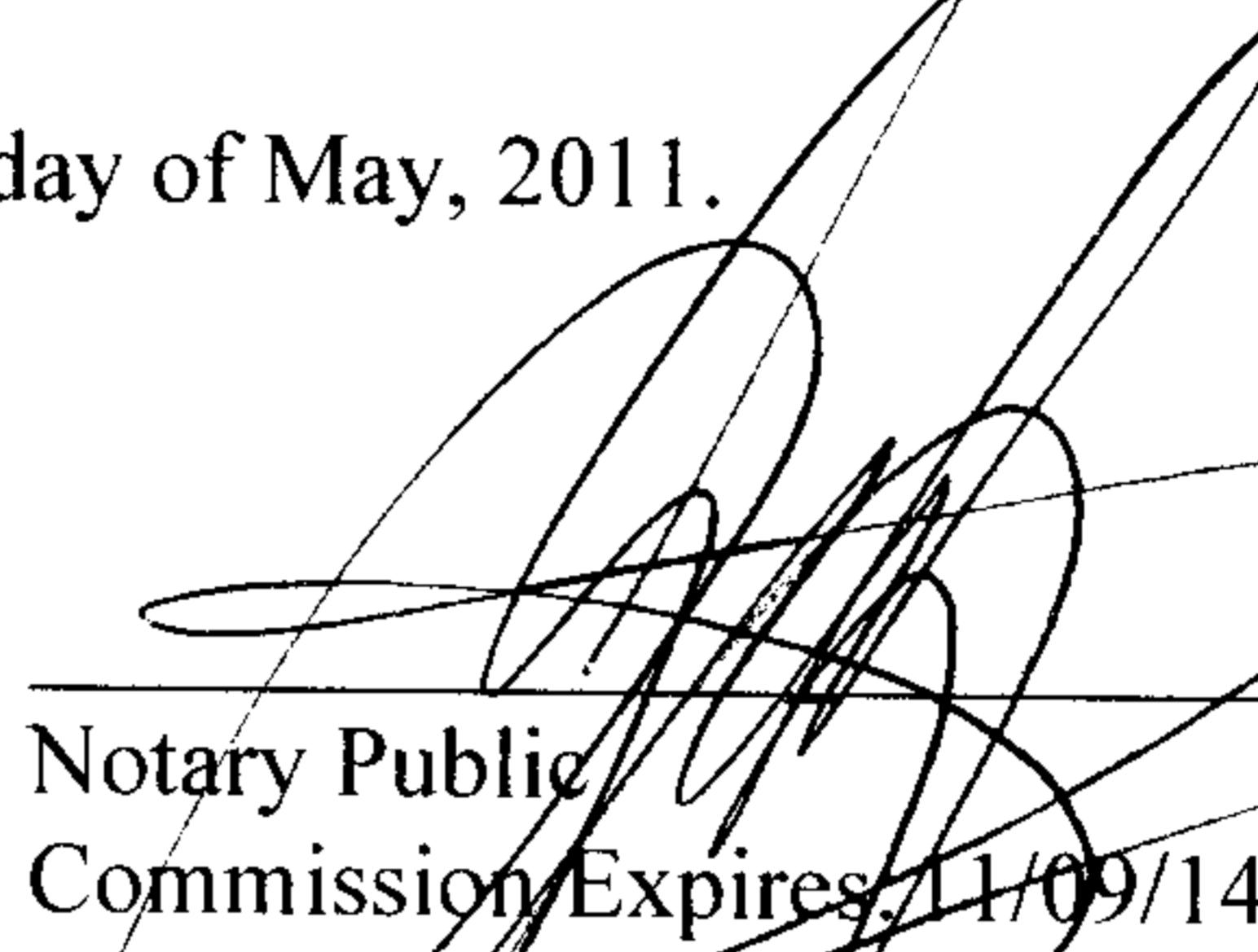
Shelby County, AL 06/02/2011
State of Alabama
Deed Tax: \$1.00

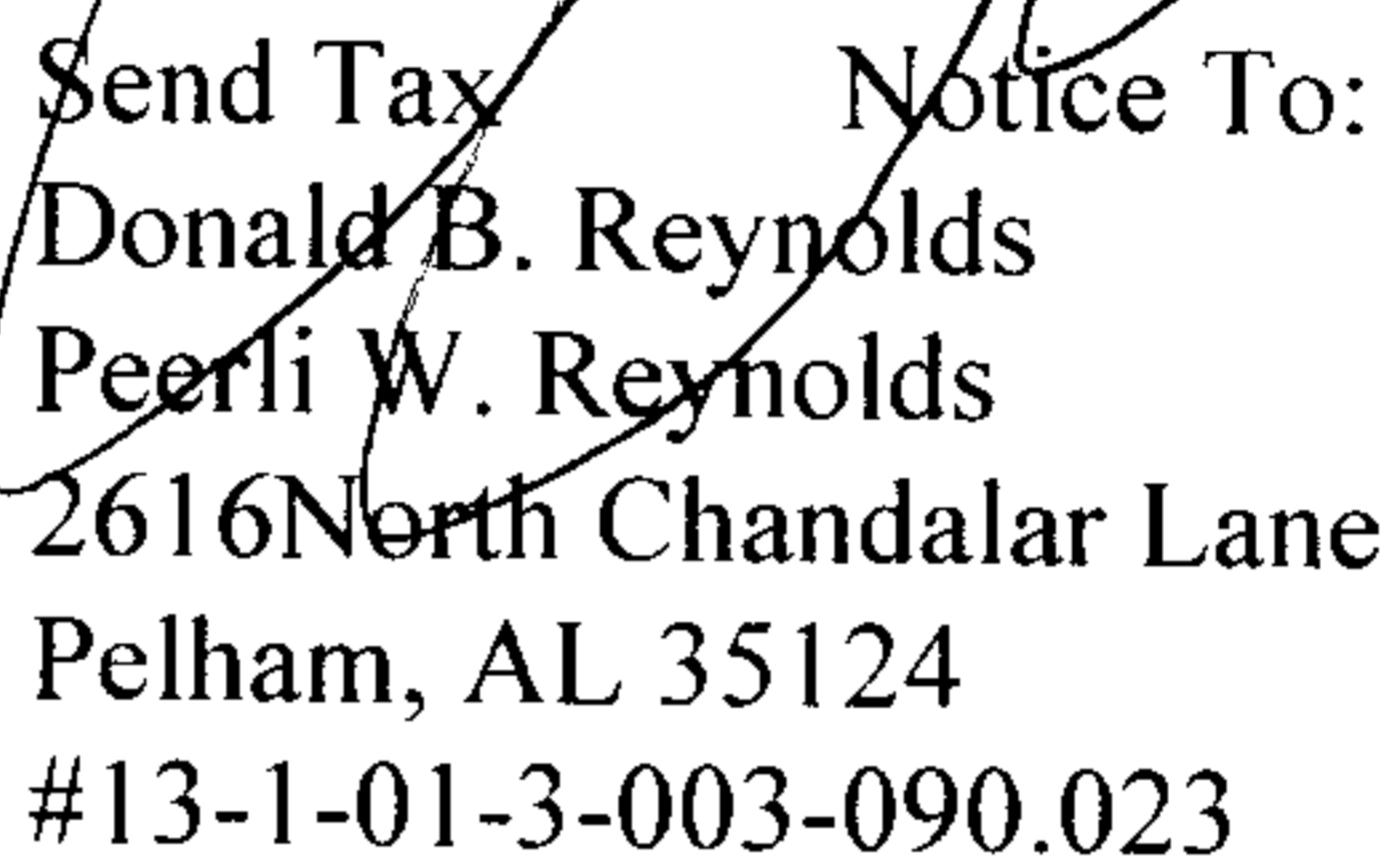
State of Alabama
County of Jefferson

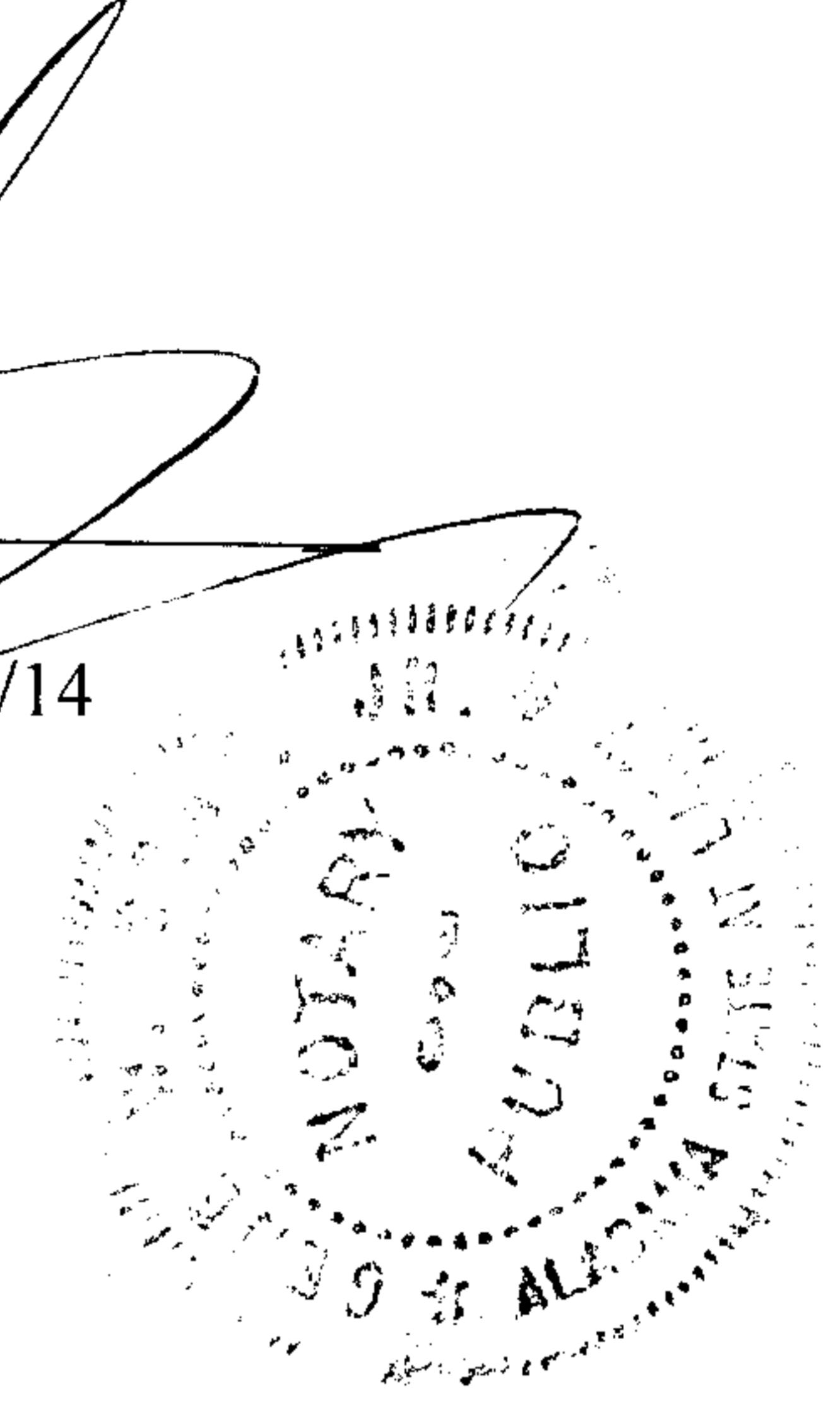
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I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Christian Maniscalco and spouse, Amber Maniscalco whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 31st day of May, 2011.


Notary Public
Commission Expires 11/09/14


Send Tax Notice To:
Donald B. Reynolds
Peerli W. Reynolds
2616 North Chandalar Lane
Pelham, AL 35124
#13-1-01-3-003-090.023



This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400