

This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive, Ste 306
Birmingham, AL 35209

Send Tax Notice To:
Robert E. Miller, III
Elizabeth C. Inglesby
511 Shelby Street
Montevallo, AL 35115

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$132,600.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Paul Vaccaro and Jane Vaccaro Husband and Wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Robert E. Miller, III and Elizabeth C. Inglesby (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever.

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

Note; \$125,970.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 29th day of July, 2011.

Paul Vaccaro

Paul Vaccaro

Jane Vaccaro

Jane Vaccaro

State of Alabama
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that Paul Vaccaro and Jane Vaccaro, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 29th Day of July, 2011

Lauren Ashley Baum
Notary Public
Commission Expires: 06/06/2015
ALABAMA STATE AT LARGE
LAUREN ASHLEY BAUM
Notary Public

Shelby County, AL 08/05/2011
State of Alabama
Deed Tax: \$7.00

20110805000230180 2/2 \$22.00
Shelby Cnty Judge of Probate, AL
08/05/2011 02:18:13 PM FILED/CERT

EXHIBIT "A" Legal Description

A certain Lot in Square Number 46, according to the Original Plan of the Town of Montevallo, Alabama, as recorded in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Beginning on the Southerly side of Shelby Street at the Northernmost corner of the Old Episcopal Church Lot and running thence in a Northwesterly direction along said Shelby Street for 75 feet; thence perpendicular to said Shelby Street for a distance of 150 feet; thence in a Southeasterly direction, parallel with said Shelby Street a distance of 75 feet; thence perpendicular to said Shelby Street, a distance of 150 feet to the point of beginning; being a rectangular Lot fronting 75 feet on said Shelby Street and running in a parallel line a depth of 150 feet and adjoining the Old Episcopal Church Lot on the Northwest side thereof; being situated in Shelby County, Alabama.