

This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, AL 35223

Send tax notice to:  
Frank D. Repici  
1032 Linkside Drive  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

Shelby County, AL 09/01/2011  
State of Alabama  
Deed Tax: \$6.50

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars (\$239,900.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, DONNA FIORE, an unmarried person, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto FRANK D. REPICI and MICHELLE L. REPICI, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 11A, according to the Survey of Linkside at Greystone Resurvey #1, as recorded in Map Book 17, page 56, in the Probate Office of Shelby County, Alabama.

Two Hundred Thirty Three Thousand Eight Hundred Eighteen and 00/100 Dollars (\$233,818.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my 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.



20110901000258160 2/2 \$21.50  
Shelby Cnty Judge of Probate, AL  
09/01/2011 10:31:57 AM FILED/CERT

Dated this the 23rd day of August, 2011.

DONNA FIORE

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that DONNA FIORE, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of August, 2011.

NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/20/2013