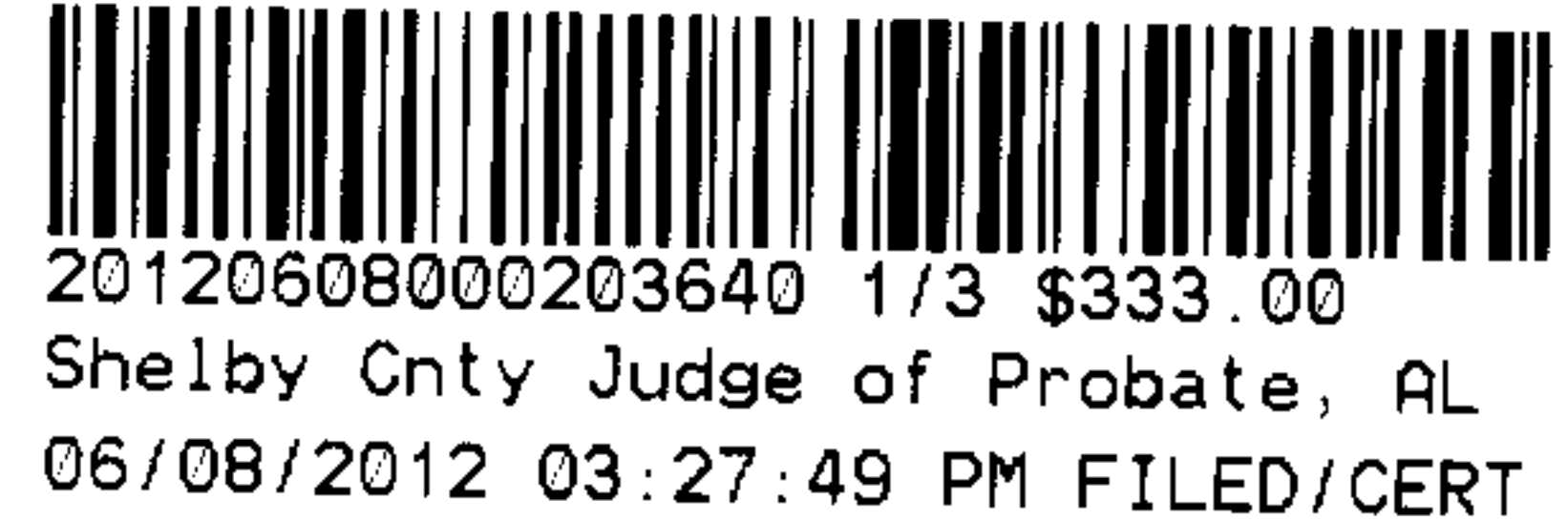


Send tax notice to:  
Joseph John Ciza, III  
223 Clairmont Road  
Sterrett, AL 35147

BHM1200335

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

STATE OF ALABAMA  
Shelby COUNTY



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00) in hand paid to the undersigned, **Albert E. Britton, as Personal Representative of the Estate of Margaret L. Britton and Albert L. Britton, Individually, an unmarried man** (hereinafter referred to as "Grantor"), by **Joseph John Ciza III** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 153, according to the Survey of Forest Parks 1st Sector, as recorded in Map Book 22, Page 28, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

\$252,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators  
and assigns forever.

20120608000203640 2/3 \$333.00  
Shelby Cnty Judge of Probate, AL  
06/08/2012 03:27:49 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 30  
day of May, 2012.

Albert E. Britton, as Personal  
Representative of the Estate of Margaret L.  
Britton

X Albert E. Britton  
By Albert E. Britton

X Albert E. Britton  
Albert E. Britton, Individually

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Albert E. Britton, as Personal Representative of the Estate of Margaret L.  
Britton, whose name is signed to the foregoing instrument, and who is known to me,  
acknowledged before me on this day, that, being informed of the contents of the said  
instrument, he, with full authority and in his capacity as such Personal Representative  
executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this, the 30 day of May, 2012

(Notary Seal)

NOTARY PUBLIC STATE OF ALABAMA  
MY COMMISSION EXPIRES 06-12-2013  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

[Signature]  
Notary Public  
Printed Name:  
My commission expires: 6-12-2013

STATE OF ALABAMA  
COUNTY OF Jefferson

  
20120608000203640 3/3 \$333.00  
Shelby Cnty Judge of Probate, AL  
06/08/2012 03:27:49 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert E. Britton, Individually, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30 day of May, 2012.

(Notary Seal)

  
\_\_\_\_\_  
Notary Public

Printed Name:

My commission expires: 6-12-2013

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 12, 2013  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Shelby County, AL 06/08/2012  
State of Alabama  
Deed Tax: \$315.00