

Send tax notice to:

Julie L. Pyron
290 Chateau Way
Birmingham, AL 35242

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

STATE OF ALABAMA
COUNTY Shelby



20120614000210690 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
06/14/2012 01:45:54 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty Four Thousand and 00/100 Dollars and 00/100 Dollars (\$184,000.00) in hand paid to the undersigned, **Robert P. DiFrancesco and Mary C. DiFrancesco, husband and wife**, acting through Roxie Martin, their attorney-in-fact (hereinafter referred to as "Grantor"), by **Julie L. Pyron** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, Page 125 A & B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as instrument No. 2000-9755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereof, is herein collectively referred to as the "Declaration").

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.

\$180,667.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

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

Shelby County, AL 06/14/2012
State of Alabama
Deed Tax: \$3.50

IN WITNESS WHEREOF, Grantors, Robert P. DiFrancesco and Mary C. DiFrancesco, by Roxie Martin, as attorney-in-fact, has hereunto set his/her signature and seal on this the 8th day of June, 2012

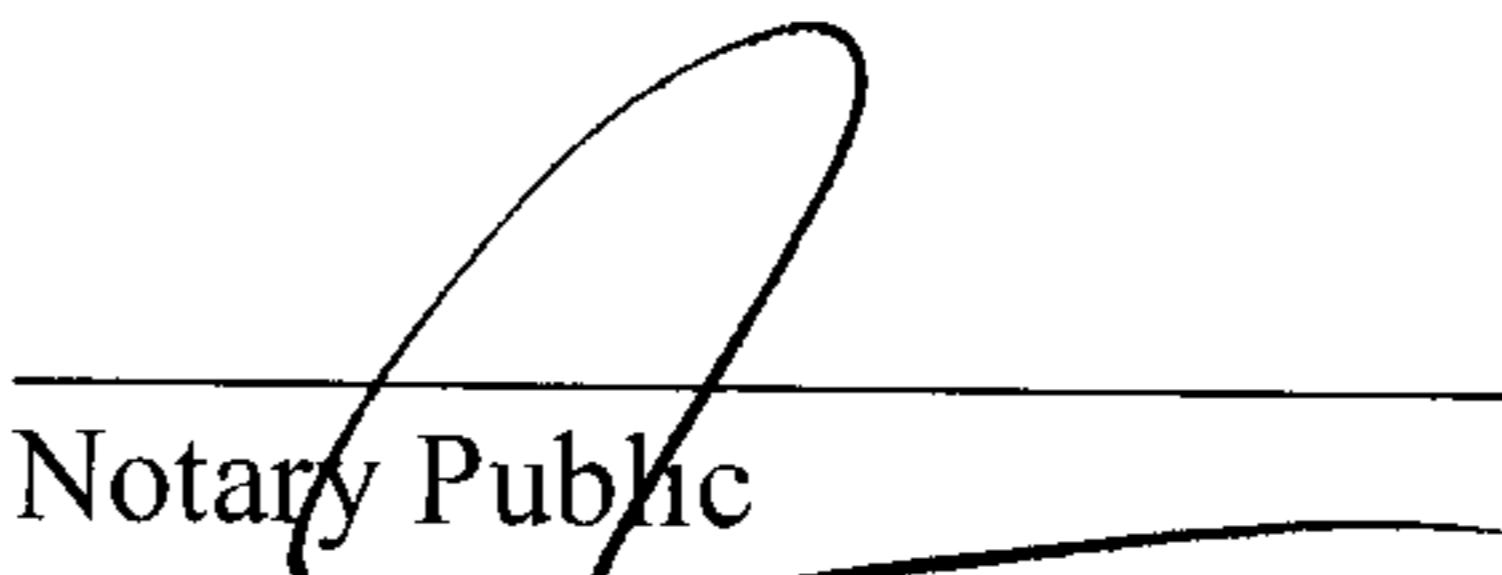
Robert P. DiFrancesco, by Roxie Martin, her attorney in fact
Robert P. DiFrancesco, by Roxie Martin, his attorney in fact

Mary C. DiFrancesco, by Roxie Martin, her attorney in fact
Mary C. DiFrancesco, by Roxie Martin, her attorney in fact

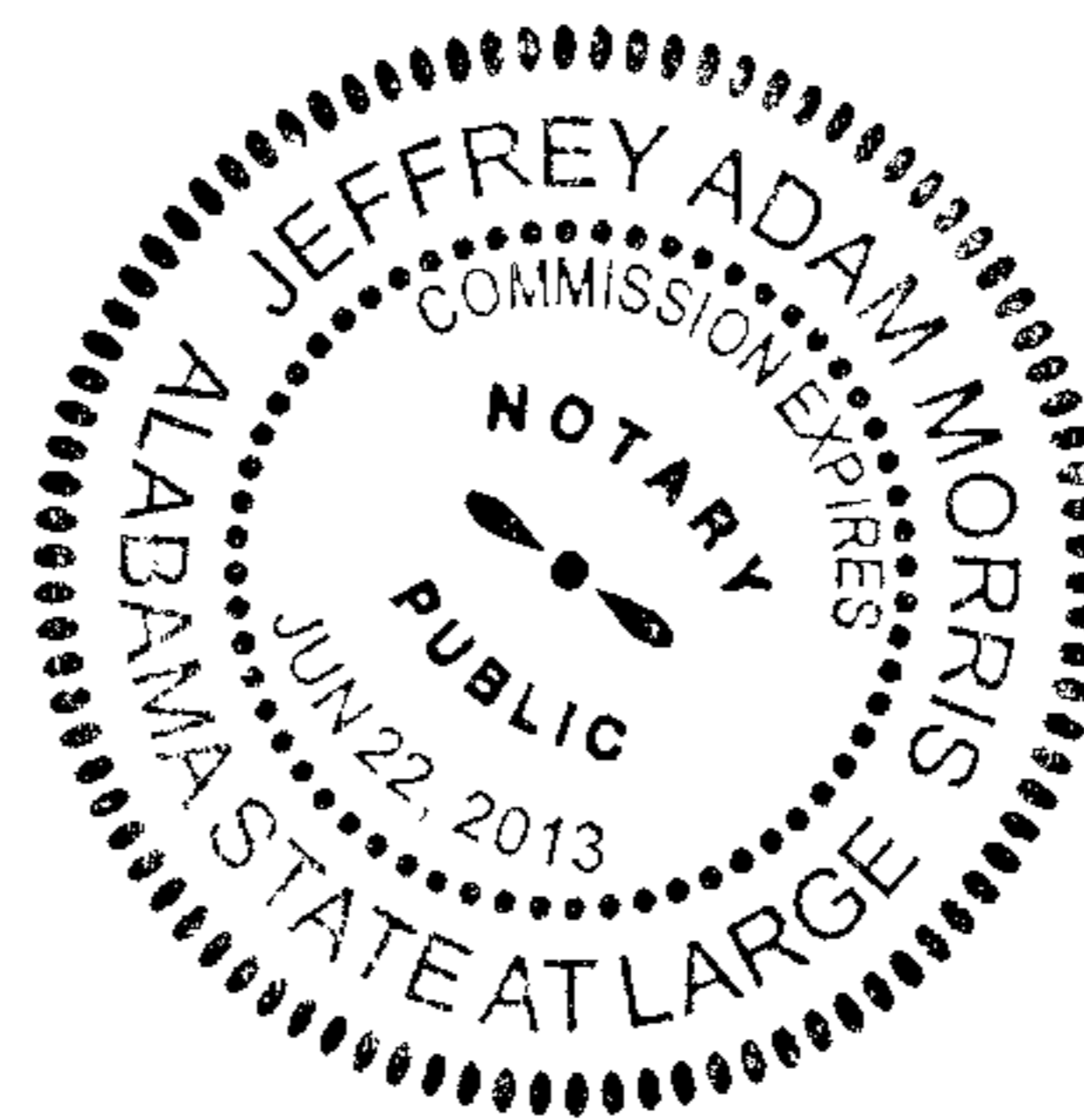
STATE OF ALABAMA
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roxie Martin, whose name as attorney in fact for Robert P. DiFrancesco and Mary C. DiFrancesco, 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, she, in her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Robert P. DiFrancesco and Mary C. DiFrancesco on the day the same bears date.

Given under my hand and official seal this the 8th day of June 2012.



Notary Public
Print Name:
Commission Expires:




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