

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
Luke A. Henderson, LLC
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Mitchell P. Schencker
9964 Hwy 55
Westover, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)


20150209000041710 1/1 \$363.00
Shelby Cnty Judge of Probate, AL
02/09/2015 12:51:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Forty-Nine Thousand and 00/100 Dollars (\$349,000.00),being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Michael A. Catanese**, a married man, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Mitchell P. Schencker** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to the Survey of 29 Dreams, as recorded in Map Book 28, Page 38, in the Probate Office of Shelby County, Alabama.

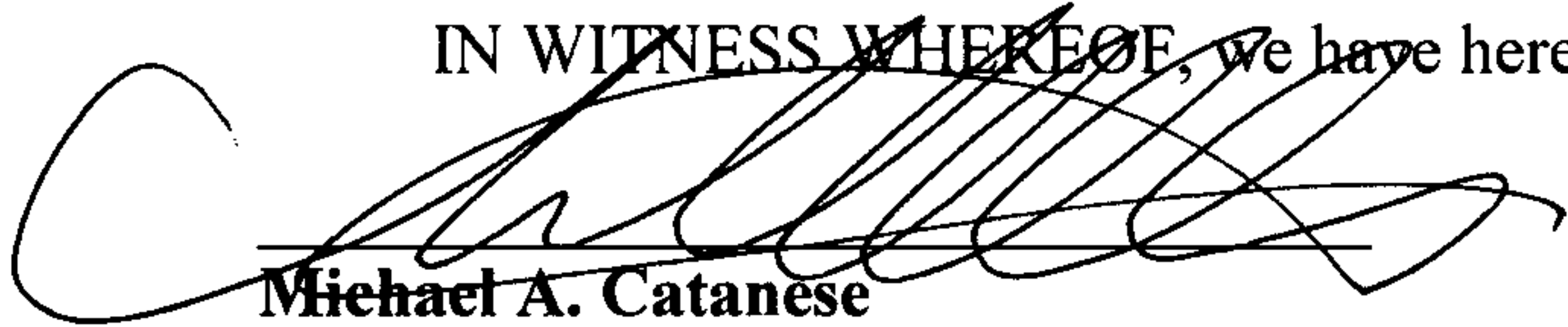
This property is not the homestead of the Grantor nor the homestead of the Grantors spouse.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

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

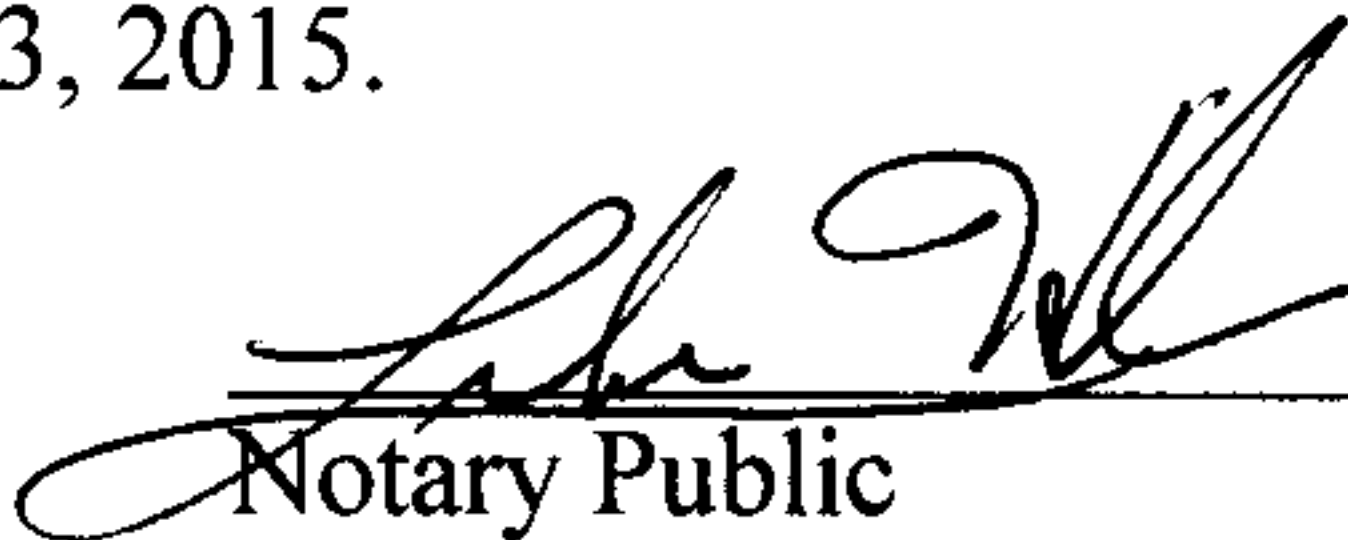
IN WITNESS WHEREOF, we have hereunto set my hand and seal, this January 23, 2015.

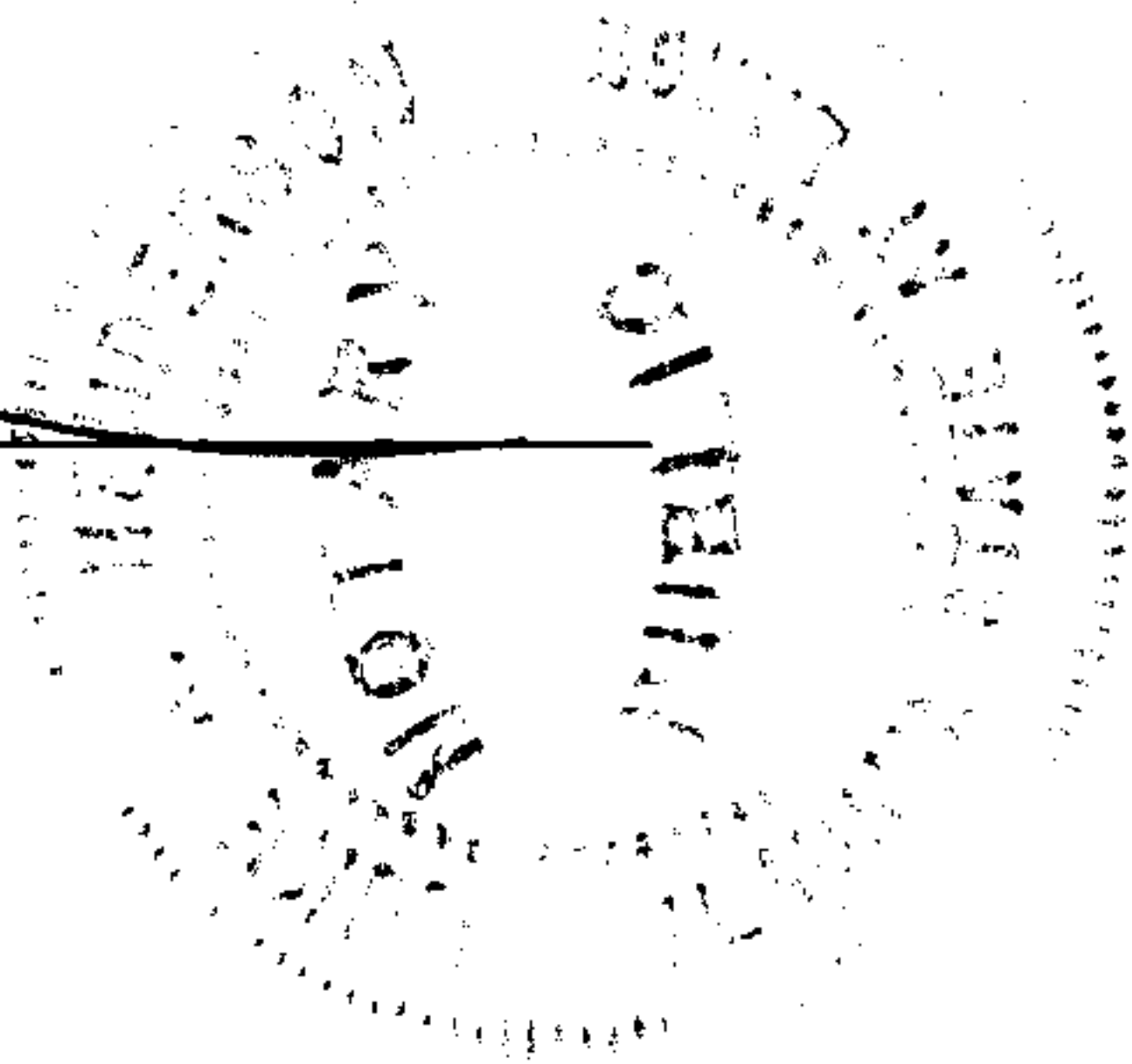

Michael A. Catanese

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Michael A. Catanese, a married 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 this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this January 23, 2015.


Notary Public



My Commission Expires: 7/26/16

Grantor's Address:
339 Grande Vista
Chelsa, AL 35043
Property Address:
53707 Hwy 25
Vandiver, AL 35176

Shelby County, AL 02/09/2015
State of Alabama
Deed Tax:\$349.00