

Send tax notice to: Robert J. Gatto at 3426 Indian Lake Tr. Helena, Al. 35080
This instrument was prepared by 794

(Name) James R. Moncus, Jr., Attorney at Law
(Address) 400 Woodward Bldg., Birmingham, Al. 35203

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

19811123000125190 Pg 1/6 .00
Shelby Cnty Judge of Probate, AL
11/23/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty thousand and no/100 (\$80,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Thomas Grady Groover as Guardian of the Estate of William Bryan Groover, a minor and
Gary Steven Groover, a single man & Gregory Thomas Groover & his wife, Melinda K. Groover
(herein referred to as grantors) do grant, bargain, sell and convey unto
Robert J. Gatto and Cherel H. Gatto

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 19 day of Nov, 1981

WITNESS:

(Seal)

(Seal)

(Seal)

THOMAS GRADY GROOVER
GARY STEVEN GROOVER
GREGORY THOMAS GROOVER
MELINDA K. GROOVER

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State
hereby certify that Gary Steven Groover, a single man & Gregory Thomas Groover & his wife, Melinda K. Groover
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 19 day of Nov, A. D., 1981

Moncus & Hard
Attorneys at Law

Notary Public

State of Alabama
Jefferson County

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Thomas Grady Groover whose name as Guardian of the Estate of William Bryan Groover, a minor 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, he, in his capacity as such Guardian of the Estate of William Bryan Groover, a minor executed the same voluntarily on the day the same bears date.

Given under my hand this the 19 day of Nov, 1981.

[Signature]
NOTARY PUBLIC

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Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

Recording Fee \$
Deed Tax \$ \$

This form furnished by

Jefferson Land Title Service Co., Inc.
BIRMINGHAM, ALABAMA
AGENTS FOR
Mississippi Valley Title Insurance Company

From the SW corner of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, run Easterly along the South boundary line of said SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West for 263.0 feet; thence turn an angle of 79 deg. 07 min. to the left and run northeasterly 258.71 feet; thence turn an angle of 78 deg. 55 min. to the right and run northeasterly 187.85 feet; thence turn an angle of 124 deg. 20 min. to the left and run northwesterly 128.0 feet; thence turn an angle of 90 deg. 00 min. to the right and run northeasterly 293.0 feet to the point of beginning of the land herein described; thence turn an angle of 90 deg. 00 min. to the right and run southeasterly 120.0 feet; thence turn an angle of 115 deg. 42 min. 30 sec. to the left and run northeasterly 29.9 feet; thence turn an angle of 03 deg. 57 min. 30 sec. to the left and continue northeasterly 82.82 feet to the point of curve to the right, said curve having the following characteristics: Intersection angle of 24 deg. 29 min., radius of 199.36 and the length of curve being 85.19 feet; thence from said point of curve run northeasterly along the arc of said curve for 85.19 feet to the point of tangency; thence continue northeasterly along said tangent for 59.34 feet to the point of curve to the left, said curve having the following characteristics: Intersection angle of 38 deg. 35 min. radius of 99.28 feet and the length of curve being 66.86 feet; thence from said point of curve run northerly along the arc of said curve for 66.86 feet to the point of tangency of said curve; thence from said tangent turn an angle of 110 deg. 45 min. to the left and run southwesterly 151.0 feet to the point of curve to the left, said curve having the following characteristics: Intersection angle of 11 deg. 19 min. to the left, radius 377.82 feet and the length of curve being 76.80 feet; thence from said point of curve run southwesterly along the arc of said curve for 76.80 feet to the point of tangency; thence continue southwesterly along said tangent for 57.8 feet; thence turn an angle of 05 deg. 42 min. to the left and continue southwesterly 32.32 feet; thence turn an angle of 106 deg. 00 min. to the left and run southeasterly 95.0 feet, more or less, to the point of beginning. This land being a part of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, being Lot No. 14 and Lot No. 15, according to plat of survey of SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, as surveyed by Alton Young, Registered Land Surveyor dated March, 1963.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

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DONE AND ORDERED this 12th day of November, 1981.

Orville Lawrence
Probate Judge, in Equity Sitting

IN THE MATTER OF THE ESTATE)
OF WILLIAM BRYAN GROOVER,)
A MINOR)

IN THE PROBATE COURT OF
JEFFERSON COUNTY, ALABAMA
CASE NO. 104609
IN EQUITY

ORDER AUTHORIZING GUARDIAN TO
SELL BY PRIVATE SALE WARD'S
REAL PROPERTY AND TO PAY CERTAIN
EXPENSES

The Petition for Permission for Guardian to Sell by Private Sale Ward's Real Property and to Pay Debts came on for hearing. The Ward, William Bryan Groover, was duly represented in open court by Bruce Michael Green, his duly appointed Guardian Ad Litem, who duly denied all of the allegations of said Petition and demanded strict proof thereof and who did waive any applicable time limits. The Court has been fully advised in the premises and the Court's Equity Jurisdiction has been duly invoked.

It is therefore ORDERED, ADJUDGED and DECREED that Thomas Grady Groover, as Guardian of the Estate of William Bryan Groover, a minor, be and he hereby is authorized to sell by private sale the certain real estate in Shelby County, Alabama which real estate is more particularly described in Exhibit A attached hereto.

It is further ORDERED, ADJUDGED and DECREED that the Guardian be and he hereby is authorized to reimburse the co-owners of said real estate for repairs made by said co-owners, such reimbursement not to exceed one-third of \$7,100.

All court costs in this cause be and the same hereby are taxed against the Guardian and he is directed to pay same from the Ward's funds upon completion of the sale.

DONE AND ORDERED this 12th day of November, 1981.

OTL Lawrence
Probate Judge, in Equity Sitting

From the SW corner of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West run Easterly along the south boundary line of said SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West for 263.0 feet; thence turn an angle of 79 deg. 07 min. to the left and run northeasterly 258.71 feet; thence turn an angle of 78 deg. 55 min. to the right and run northeasterly 187.85 feet; thence turn an angle of 124 deg. 20 min. to the left and run northwesterly 128.0 feet; thence turn an angle of 90 deg. 00 min. to the right and run northeasterly 203.0 feet to the point of beginning of the land herein described; thence turn an angle of 90 deg 00 min. to the right and run southeasterly 120.0 feet; thence turn an angle of 115 deg. 42 min. 30 sec. to the left and run northeasterly 29.9 feet; thence turn an angle of 03 deg. 57 min. 30 sec. to the left and continue northeasterly 82.82 feet to the point of curve to the right, said curve having the following characteristics: Intersection angle of 24 deg. 29 min., Radius of 199.36 and the length of curve being 85.19 feet; thence from said point of curve run northeasterly along the arc of said curve for 85.19 feet to the point of tangency; thence continue northeasterly along said tangent for 59.34 feet to the point of curve to the left, said curve having the following characteristics: Intersection angle of 38 deg. 35 min., Radius of 99.23 feet and the length of curve being 66.86 feet; thence from said point of curve run northerly along the arc of said curve for 66.86 feet to the point of tangency of said curve; thence from said tangent turn an angle of 110 deg. 45 min. to the left and run southwesterly 151.0 feet to the point of curve to the left, said curve having the following characteristics: Intersection angle of 11 deg. 19 min. to the left, Radius 377.82 feet and the length of curve being 76.80 feet; thence from said point of curve run southwesterly along the arc of said curve for 76.80 feet to the point of tangency; thence continue southwesterly along said tangent for 57.8 feet; thence turn an angle of 05 deg. 42 min. to the left and continue southwesterly 32.32 feet; thence turn an angle of 106 deg. 00 min. to the left and run southeasterly 95.0 feet, more or less, to the point of beginning.

This land being a part of the SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, being Lot No. 14 and Lot No. 15, according to plat of survey of SW 1/4 of the NW 1/4 of Section 36, Township 19 South, Range 3 West, as surveyed by Alton Young, Registered Land Surveyor dated March 1963.

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Exhibit A

The State of Alabama
JEFFERSON COUNTY

PROBATE COURT

I, PEGGY A. GOBER, Chief Clerk of the Court of Probate,

in and for said County in said State hereby certify that the foregoing contains a full, true and correct copy of the
Order Authorizing Guardian to Sell by Private Sale Ward's Real

Property and to pay certain expenses

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
11/23/1981 WAS FILED

1981 NOV 23 AM 9:23

in the matter of Estate of William B. Groover, Minor

Thomas A. Sherrill, Jr.
JUDGE OF PROBATE

Deed 80.00
Rec. 10.00
Incl. 1.00
91.00

as the same appears on file and of record, in this office.

Given under my hand and seal of said Court, this
12th day of November, 1981

Peggy A. Gober

Chief Clerk

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