

THIS INSTRUMENT PREPARED BY:
NAME: Cicio and Nolen
ADDRESS: 2153 14th Ave S. Birmingham, Al

Send Tax Notice To:

ANDERSON J. LOCKLIN III
3603 - Shulford Lane
Bham, Al 35243

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$20,000.00 and the execution of a purchase money mortgage recited herein

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Anthony L. Cicio and Paul C. Bello

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Anderson J. Locklin III

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

SUBJECT TO THE FOLLOWING:

1. Current taxes
2. Easements and restrictions of records
3. Oil, gas lease to Atlantic Richfield Co. in Deed Book 324, page 359 of Probate office of Shelby Conty, Alabama
4. Purchase money mortgage in the sum of \$68,000.00 executed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, have hereunto set hands(s) and seal(s), this 12 day of June, 1986.

Anthony L. Cicio (Seal)
Paul C. Bello (Seal)

 (Seal)
 (Seal)
 (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Rodney E. Nolen, a Notary Public in and for said County, in said State, hereby certify that Anthony L. Cicio and Paul C. Bello both married men whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of June, A. D., 1986.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

Part of the NW 1/4 of the SW 1/4 of Section 22, Township 18 South, Range 1 East, more particularly described as follows: Beginning at the NE corner of said forty; run thence West along the forty line a distance of 990 feet; thence South parallel with the East line of said forty a distance of 990 feet; thence East parallel with the North line of said forty 660 feet; thence South parallel with the East line of said forty 330 feet, more or less to the South line of said forty; thence East 330 feet to the SE corner of said forty; thence North along the East line of said forty to the NE corner thereof, and the point of beginning. Situated in Shelby County, Alabama.

A 20 foot wide non-exclusive easement for ingress and egress described as follows:

Commence at the intersection of County dirt road number 45 and presently traveled road located in the SW corner of the NE 1/4 of the NW 1/4; thence run in a Southerly direction parallel with the West boundary of the East 1/2 of the NW 1/4 for a distance of approximately 1500 feet; then continue in a Southerly direction along the West boundary of the NE 1/4 of the SW 1/4 a distance of approximately 400 feet or to the point where it joins the property of the Grantees, said easement and right-of-way being 20 feet in width. All in Section 22, Township 18 South, Range 1 East in Shelby County, Alabama. Said easement to run with the land, mineral and mining rights excepted.

PARCEL II:

A part of the NW 1/4 of SW 1/4 of Section 22, Township 18 South, Range 1 East, described as follows: Begin at the NW corner of said 1/4-1/4 Section and run South a distance of 1320 feet to the SW corner of said 1/4-1/4 section; thence run East for a distance of 990 feet; thence turn North and run a distance of 330 feet; thence turn West and run a distance of 660 feet; thence turn North and run a distance of 990 feet to the North line of said 1/4-1/4 Section; thence turn West and run for a distance of 330 feet to the NW corner of said 1/4-1/4 Section which is point of beginning, mineral and mining rights excepted. Situated in Shelby County, Alabama.

This is not the homestead of the grantors.

1. Deed Tax \$ 20.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 26.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JUN 16 PM 1:45

Thomas A. Henderson, Jr.
JUDGE OF PROBATE