

THIS INSTRUMENT PREPARED BY:

246

Send Tax Notice To:

NAME: Jack W. Monroe, Jr.
2028 Kentucky Avenue
ADDRESS: Birmingham, AL 35216

Ben Tamburello
P. O. Box 36173

Birmingham, AL 35236

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 Sixty Thousand and no/100 Dollars (\$60,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Trammell L. Norris and wife, Donna G. Norris

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ben Tamburello

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

Commence at the northeast corner of Section 35, Township 19 South, Range 3 West, Shelby County, Alabama; thence run south for a distance of 814.50 feet; thence turn an angle to the right of 90 degrees 37 minutes 47 seconds and run in a westerly direction for a distance of 641.60 feet; thence turn an angle to the right of 89 degrees 49 minutes 32 seconds and run in a northerly direction for a distance of 200.15 feet; thence turn an angle to the left of 89 degrees 49 minutes 32 seconds and run in a westerly direction for a distance of 104.86 feet to the point of beginning; thence from the point of beginning thus obtained, continue along the last described course for a distance of 380.05 feet; thence turn an angle to the left of 89 degrees 53 minutes 15 seconds and run in a southerly direction for a distance of 200.15 feet; thence turn an angle to the left of 90 degrees 6 minutes 43 seconds and run in an easterly direction for a distance of 380.25 feet; thence turn an angle to the left of 89 degrees 53 minutes 17 seconds and run in a northerly direction for a distance of 200.13 feet to the point of beginning. Less and except, right of way dedicated for Trammel Chase Drive as recorded in Chase Park Estates Subdivision as recorded in Map Book 11, Page 39 in the Office of the Judge of Probate Shelby County, Alabama.

Subject to easements, restrictions, agreements and conditions of record.

TO HAVE AND TO HOLD to the said grantees, 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, we have hereunto set our hands(s) and seal(s), this 6th day of June, 1989.

I CERTIFY THIS INSTRUMENT WAS FILED

89 JUL 10 PM 1:54

1. Deed Tax \$60.00

2. Mtg. Tax

3. Recording Fee 250

4. Indexing Fee 300

TOTAL 6550

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trammell L. Norris and Donna G. Norris 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 1989.