

90110078

State of Louisiana
Parish of East Baton Rouge

182
Warranty Deed

On this 29th day of November, 1990, in the presence of the undersigned witnesses, personally appeared:

Redfield E. Bryan and Carol Ann Ourso Bryan, individuals of full age of majority, married to and living with each other, domiciled in East Baton Rouge Parish, Louisiana, whose permanent mailing address is 5345 Brittany Drive, Baton Rouge, Louisiana 70808 ("Grantor")

who declared that for the price of Three Hundred Sixty-Four Thousand Forty-One and 10/100 (\$364,041.10) Dollars, cash, receipt of which is acknowledged, Grantor hereby grants, bargains, sells, delivers and conveys with full warranty of title and subrogation to all rights and actions of warranty Grantor may have unto:

Terry L. Colafrancesco and Annette B. Colafrancesco, individuals of full age of majority, married to and living with each other, domiciled in Shelby County, Alabama, whose permanent mailing address is 7019 Bear Creek Road, Sterrett, Alabama 35147 ("Grantee")

the following described property located in the County of Shelby, Alabama, the possession and delivery of which Grantee acknowledges:

All that part of the South Half of the Northeast Quarter of Section 31, Township 18 South, Range 1 East, Shelby County, Alabama, lying Southeast of the right-of-way of Shelby County Highway # 43, AND the Northeast Quarter of the Southeast Quarter of Section 31, Township 18 South, Range 1 East, Shelby County, Alabama.

This sale is made subject to the following exceptions:

1. Taxes for the year 1990, which are not yet due and payable, which taxes shall be the sole responsibility of the Grantee;
2. Mineral and mining rights, and rights incident thereto set forth in Real 231, Page 712, in the Probate Office of Shelby County, Alabama.

All agreements and stipulations herein, and all the obligations herein assumed shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties, and the Grantee, its heirs, and assigns shall have and hold the described property in full ownership forever.

The undersigned notary has not examined the title to the above described property, and any requirement to do so has been waived by the parties.

Grantors do for themselves and for their heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their 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.

\$150,000.00 of purchase price was paid from mortgage filed simultaneously.

To Have and To Hold unto the said Grantees, as joint tenants, with right of survivorship, their heirs, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This act has been signed on the date first above written, at Baton Rouge, Louisiana, in the presence of the undersigned Notary Public and witnesses.

Witnesses:

Jacqueline Leide
Helene Heriot

Redfield E. Bryan
Carol Ann Ourso Bryan

State of Louisiana
 Parish of East Baton Rouge

Randy P. Roussel, a Notary Public in and for said Parish, in said State, hereby certifies that Redfield E. Bryan and Carol Ann Ourso Bryan, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, they have executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 29th day of November, 1990.

Randy P. Roussel
 Randy P. Roussel, Notary Public

This instrument was prepared by:

Randy P. Roussel
 Bradford & Roussel
 A Professional Law Corporation
 8550 United Plaza Blvd., Suite 900
 Baton Rouge, Louisiana 70809

Send Tax Notice to:

Mr. & Mrs. Terry L. Colafrancesco
 7019 Bear Creek Road
 Sterrett, Alabama 35147

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

90 DEC -5 AM 9:24

Thomas L. Lewis, Jr.
 JUDGE OF PROBATE

1. Deed Tax	214.50
2. Mtg. Tax	5.00
3. Recording Fee	3.00
4. Notary Fee	1.00
5. Title Fee	
6. Other Fee	
Total	223.50