

1047

This instrument was prepared by:  
 (Name) Richard W. Bell  
 (Address) P.O. Box 427  
Pelham, Alabama 35124

Send Tax Notice to:  
 (Name) \_\_\_\_\_  
 (Address) \_\_\_\_\_

**WARRANTY DEED**

**STATE OF ALABAMA**  
**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty Six Thousand and No/100 Dollars (\$66,000.00)

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

**JEROME H. FIORELLA**, a married man,  
 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**WILLIAM BRUCE OSBORN, JR. and KENNETH F. JERNIGAN, JR.**,  
 (herein referred to as grantee, whether one or more), the following described real estate, situated in  
**SHELBY** County, Alabama, to-wit:

A parcel of land located in the Northwest Quarter of Section 25, Township 20 South, Range 3 West more particularly described as follows: Begin at the reference pin for the Southwest corner of the Northeast Quarter of the Northwest Quarter lying on the South Quarter line of said forty and run South 27 degrees, 19 minutes West for 205.3 feet to the point of beginning; then run South 2 degrees, 4 minutes West for 51.3 feet; then run South 75 degrees, 30 minutes East for 190.6 feet; then run North 14 degrees, 40 minutes East for 50 feet; then run North 75 degrees, 30 minutes West for 201.9 feet, back to the point of beginning. Situated in Shelby County, Alabama.

A wrap-around mortgage in the amount of Sixty Six Thousand and No/100 (\$66,000.00) was executed simultaneously with this deed.

**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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of December 1990.

STATE OF ALA. SHELBY  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

91 MAR 18 PM 4:03

JUDGE OF PROBATE

*Jerome H. Fiorella*

1. Deed Tax \_\_\_\_\_  
 2. Mort. Tax \_\_\_\_\_  
 3. Recording Fee 2.50  
 4. Indexing Fee 3.00  
 5. No Tax Fee 7.00  
 6. Certified Fee 1.00  
 Total 13.50

**STATE OF ALABAMA**  
**Shelby**

**County**

**General Acknowledgment**

I, **Kelly Shaw Cooper**  
 in said State, hereby certify that **Jerome H. Fiorella**

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of December 1990.

*Kelly Shaw Cooper 8/23/92*

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