

## WARRANTY DEED—TITLE GUARANTEE &amp; TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

JEFFERSON

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One (\$1.00) \*\*\*\*\*DOLLARS

and other good and valuable consideration  
to the undersigned grantor s James P. Siragusa and wife, Frances M. Siragusa

in hand paid by TST Investment Company, Inc.

the receipt whereof is acknowledged we the said James P. Siragusa and wife,

Frances M. Siragusa

do grant, bargain, sell and convey unto the said

TST Investment Company, Inc.

the following described real estate, situated in Shelby

County, Alabama, to-wit:

The North 330 feet of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Section 17, Township 19, Range 1 West, subject to an easement and right of way for a public and private road covering a strip of land 30 feet wide along the North portion of said tract; also the S $\frac{1}{2}$  of the N $\frac{1}{2}$  of SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 17, Township 19, Range 1 West, situated in Shelby County, Alabama.

From the Southeast corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22, Tp. 19 So., Range 2, West, run North along the East boundry line of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ , Sect. 22, Tp.19 S., R 2 W for 100.1 feet to a point on the North Right of Way line of the Cahaba Valley Road; thence turn an angle of 112 Degrees, 25 minutes to the left and run Southwesterly along the North R.O.W. line of said road 88.6 feet to the point of beginning of the land herein described; Thence turn an angle of 02 Degrees, 49 minutes to the right and continue along the North R.O.W. line of said road 111.32 feet; Thence turn an angle of 03 degrees, 27 minutes, to the right and continue along the North R.O.W. line of said road 100.00 feet; Thence turn and angle of 02 degrees, 45 Minutes to the right and continue along the North R.O.W. line of said road 100.0 feet; Thence turn an angle of 02 Degrees, 23 minutes to the right and continue along the North R.O.W. line of said road 23.88 feet; Thence turn an angle of 101 Degrees .01 Minutes to the right and run North parallel to the East boundry line of Sect. 22, T. 19 S., R 2 W for 768.0 feet, more or less to the center of Bishop Creek, Thence run up Bishop Creek along the center line thereof with the meanderings of said creek 570.0 feet, more or less to a point that is 530.0 feet North and 54.0 feet West of the Southeast corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22 Tp.19 S., R 2 W; run thence South 465.0 feet, more or less to the point of beginning, containing 5.112 acres more or less  
TO HAVE AND TO HOLD, To the said TST Investment Company, Inc., its successors

and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said TST Investment Company, Inc., its successors,

that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except current taxes and purchase money mortgage on property in SE $\frac{1}{4}$  of Sect. 22, Tp. 19 S, R 2 W

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said

TST Investment Company, Inc., its successors

and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal,

this day of September, 1961.

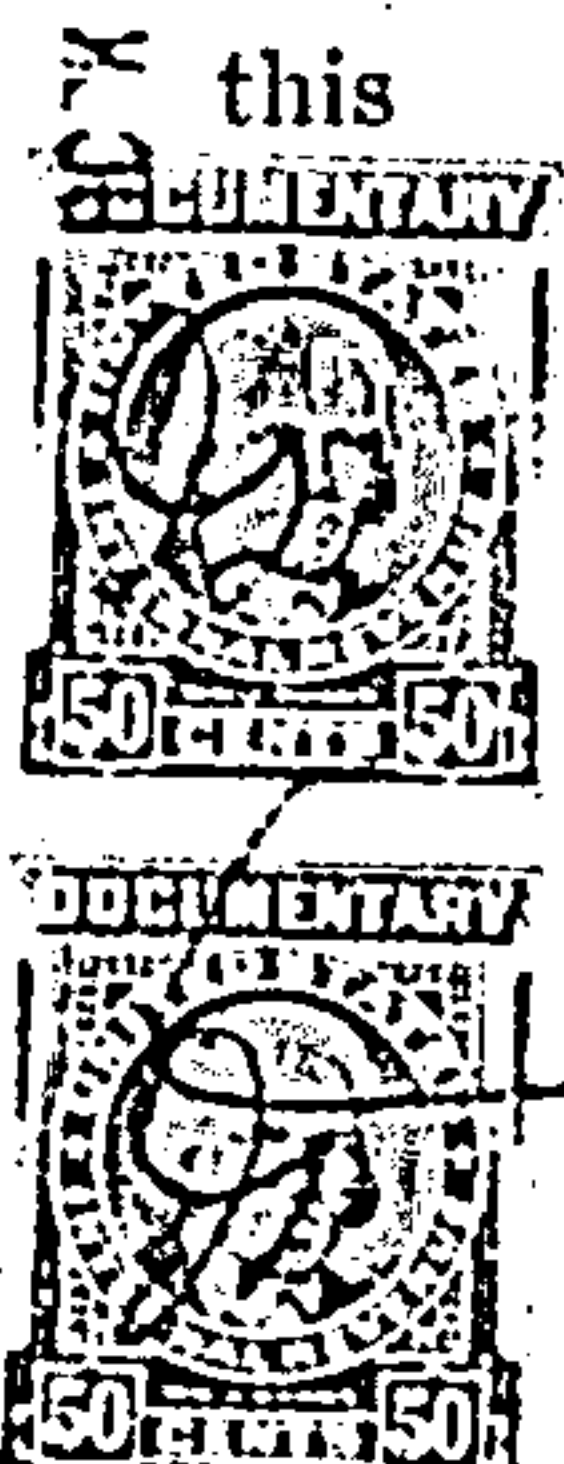
WITNESSES:

James P. Siragusa (Seal.)

Frances M. Siragusa (Seal.)

(Seal.)

(Seal.)



Pool over.

W. Martin Smith  
610 No 10th  
Ala 36101

TO

WARRANTY DEED

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO. 9.30  
TITLE INSURANCE — ABSTRACTS  
TRUSTS  
BIRMINGHAM, ALA. 35203

State of Alabama }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that James P. Siragusa and wife, Frances M. Siragusa  
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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of September, 1961.

William W. Smith  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8/17/61  
11-14-61  
RECORDED & \$ MTG TAX  
& \$ 2.00 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE