

This instrument was prepared by

(Name) Oliver P. Head

(Address) Attorney At Law, Columbiana, Alabama

Form 1-1-25 Rev. 1-56

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and No/100 (\$1.00) Dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Tullie L. Rogers and wife, Josie Rogers

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

Joseph A. Zito and Anthony C. Zito

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

Begin at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 24, Range 15 East, and run East 425 feet for point of beginning of the land herein conveyed; thence East 25 feet; thence North 150 feet; thence West 25 feet; thence South 150 feet to the quarter-quarter line being the point of beginning.

Also, begin at SW corner of the SW quarter of NE $\frac{1}{4}$ of Section 34, Township 24, Range 15 East and run East 450 feet for point of beginning for the land herein conveyed; thence East 50 feet; thence North 150 feet; thence West 50 feet; thence South 150 feet to the quarter-quarter line being the point of beginning.

The well located on said property is one-third Waverly Owen, one-third Ollie Coker and one-third Joseph A. Zito and Anthony C. Zito.

Begin at the NW corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 34, Township 24 North, Range 15 East, and run East 425 feet to the SW corner of a parcel of land heretofore conveyed to J. M. Miller or Mary M. Miller as recorded in volume 140 at page 413 of the records of deeds in the Office of the Judge of Probate of Shelby County, Alabama, for a point of beginning; thence continue East 75 feet; thence South to a point of intersection with the North Water's edge of Waxahatchie Creek; thence West following the meanderings of said north water's edge of said creek to a point on said north water's edge South of the point of beginning; thence North to the point of beginning. Mineral and mining rights excepted. Subject to exceptions and reservations contained in a deed by which this same property and other property was conveyed to Waverly W. Owen by the Alabama Power Company, dated November 7, 1951, as the same is recorded in the Office of the Judge of Probate of Shelby County, Alabama.

The boundary of the above property is correct with the exception of the water front. A portion of the property was acquired by Alabama Power in 1966 for flood purposes, due to the raising of Lay Dam.

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, we have hereunto set our hands(s) and seal(s), this 1st day of May



STATE OF ALA. SHELBY COUNTY
FILED ON 4-8-1967
DEED TAX HAS BEEN PAID ON THIS INSTRUMENT.
COURT JUDGE OF PROBATE

Tullie L. Rogers
Josie Rogers
Mary D. Thompson
Notary Public



STATE OF ALABAMA
SHELBY COUNTY

Mary D. Thompson

Tullie L. Rogers and wife, Josie Rogers

are

signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, that I am 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 1st day of May

A. D., 1967