

value \$5000

\$59

This instrument was prepared by Anthony L. Cicio, 1316 Twenty-One Twenty-One Building, Birmingham, Alabama

W A R R A N T Y D E E D

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of FIVE DOLLARS (\$5.00) and other good and valuable considerations to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Phillip B. Maple and wife, Mary V. Maple, do grant, bargain, sell and convey unto Joe V. Cicio and wife, Lena Cicio, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion all of our right, title and interest to the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel B-1 more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said Quarter-Quarter for a distance of 190.02 feet to the center line of a public road; thence turn an angle to the right of 66 degrees 29 minutes 26 seconds and run in a Northeasterly direction along the center line of said road a distance of 79.46 feet to the point of commencement of a curve to the left having a central angle of 42 degrees 41 minutes 36 seconds (total curve angle being 58 degrees 29 minutes) and a radius of 210 feet; thence continue along the arc of said curve a distance of 156.48 feet to the point of beginning; thence continue along previously described arc of said curve a distance of 57.87 feet to the end of said curve, said point also being the point of commencement of a curve to the right having a central angle of 6 degrees 03 minutes 30 seconds (total curve angle being 10 degrees 16 minutes 30 seconds) and a radius of 950.0 feet; thence continue along the arc of said curve a distance of 100.45 feet; thence turn an angle to the right of 93 degrees 01 minutes 45 seconds (angle being measured from chord extended of last described course) and run in a Easterly direction a distance of 323.98 feet; thence turn an angle to the right of 75 degrees 56 minutes 54 seconds and run in a Southerly direction a distance of 229.31 feet; thence turn an angle to the right of 113 degrees 47 minutes and run in a Northwesterly direction a distance of 381.69 feet to the point of beginning, and;

Parcel B-2 more particularly described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in an Easterly direction along the South line of said Quarter-Quarter a distance of 531 feet; thence turn an angle to the left of 92 degrees 37 minutes 36 seconds and run in a Northerly direction a distance of 429.31 feet to the point of beginning; from point of beginning thus obtained, thence continue along last described course for a distance of 346.18 feet; thence turn an angle to the left of 92 degrees 38 minutes 40 seconds and run in a Westerly direction for a distance of 278.70 feet to a point in the center line of a paved road; thence turn an angle to the left of 90 degrees and in a Southerly direction along the center line of said paved road for a distance of 50.60 feet to the point of beginning of a curve to the right (said curve having a central angle of 20 degrees 54 minutes 46 seconds and a radius of 380.87 feet); thence along the arc of said curve in a

Southwesterly direction and continuing along the center line of a paved road for a distance of 139.01 feet to a point of reverse curve (preceding course being situated on a curve having a central angle of 4 degrees 13 minutes and a radius of 950 feet); thence along the arc of said curve in a Southwesterly direction continuing along the center line of a paved road for a distance of 69.91 feet; thence turn an angle to the left of 92 degrees 06 minutes 30 seconds (said angle being measured from chord of last described course to the preceding course) and run in a Southeasterly direction for a distance of 323.98 feet to the point of beginning. Said tract containing 2.0 acres.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees; their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3 day of November, 1969.

Phillip B. Maple (SEAL)
Phillip B. Maple

Mary V. Maple
Mary V. Maple

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Buttress L. Rice

Notary Public in and for said County, in said State, hereby certify that Phillip B. Maple and wife, Mary V. Maple, 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 3 day of November, 1969.

Buttress L. Rice
Notary Public

STATE OF ALA. SHELBY CO.
(I CERTIFY THIS
INSTRUMENT WAS FILED
1969 NOV - 6 PM 10:50
SEALED
JUDGE OF PROBATE
U.C. FILE NUMBER OR
REC. BH. & PAGE AS SHOWN ABOVE
Conrad H. Anderson