

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100 - - - - - DOLLARS and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joe Calamusa, Jr. and wife, Louise Calamusa; Charlie Virciglio and wife, Elizabeth Virciglio; Ida Mae Levio, a widow; Lucy Muccirelli, a widow

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

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

This parcel of property described as follows: Beginning at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, then turn North along East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 600.0' to a point described in said abstract, then continue North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 702.0' to point of beginning, then turn left an angle of 88 degrees 46 minutes 10 seconds running Westerly for a distance of 431.0' more or less to the Southeast ROW of Funge Hollow Road then run North Easterly along Southeast ROW of said road for a distance of 519.0' then turn right an angle of 37 degrees 20 minutes for a distance of 132.0', this point being on the Southeast ROW of Funge Hollow Road, and the East line of S.E. $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, then run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 300.0' more or less to point of beginning, this parcel described as Parcel No. 1, located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ also in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama. This parcel containing 3 acres more or less.

Together with a mutual easement over, on and across the entrance road which provides access to and from the subject property and abutting properties which formerly constituted a part of the real property described in warranty deed dated April 23, 1957, executed by F. L. Martin and wife, Myrtle Martin to the parties herein, which said deed was recorded in Deed Book 186, page 314, in the Probate Office of Shelby County, Alabama.

It is the intent and purpose of this conveyance to vest title to the hereinabove described real property absolutely in Mike Lorino. The said Mike Lorino heretofore acquired an undivided 1/5 interest in and to the subject property and other property described in Warranty Deed dated April 23, 1957, and recorded in Deed Book 186, page 314, in the Probate Office of Shelby County, Alabama, and it is the intent and purpose of the within conveyance to divest the grantors of their undivided 4/5 interest in and to the hereinabove described real property so that the grantee will be sole owner absolutely in fee simple.
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 31 day of August, 1970

Joe Calamusa, Jr. (Seal)
Louise Calamusa (Seal)
Charlie Virciglio (Seal)

Elizabeth Virciglio
Ida Mae Levio
Lucy Muccirelli

STATE OF ALABAMA
SHELBY COUNTY
1970 AUG 31 1970
REC. EX. & FEE \$5.00
UCC FILING OFFICE
INCIDENTAL TO THIS FILE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Calamusa, Jr. & wife, Louise Calamusa; Charlie Virciglio and wife, Elizabeth Virciglio; Ida Mae Levio, a widow; Lucy Muccirelli, a widow whose name & 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 31 day of August, A. D., 1970

Elizabeth K. [Signature]
Notary Public.

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