

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 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 and no/100 - - - - - 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, Charlie Virciglio and wife, Elizabeth Virciglio; Ida Mae Levio, a widow; Lucy Muccirelli, a widow, Mike Lorino and wife, Mary Ann Lorino

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

Joe Calamusa

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



19710215000006140 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/15/1971 12:00:00 AM FILED/CERT

This parcel of property described as follows: Beginning at the Southeast corner of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, then run 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 on East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 408.0' to point of beginning, then turn left an angle of 76 degrees 16 minutes running Northwesterly for a distance of 562.0' more or less to the Southeast ROW of Funge Hollow Road, then turn right an angle of 108 degrees 46 minutes running Northeasterly along South ROW of said road for a distance of 197.0' then turn right an angle of 58 degrees 43 minutes 50 seconds running easterly for a distance of 431.0' more or less, to a point on the East line of said $\frac{1}{4}$ - $\frac{1}{4}$, then run South along East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 294.0' to point of beginning. This being Parcel No. 2, containing 3 acres more or less, located in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama.

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 Joe Calamusa. The said Joe Calamusa 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 31st day of August, 1970.

Charlie Virciglio (Seal)

Elizabeth Virciglio (Seal)

Ida Mae Levio (Seal)

Lucy Muccirelli (Seal)

Mike Lorino (Seal)

Mary Ann Lorino (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned hereby certify that Charlie Virciglio and wife, Elizabeth Virciglio; Ida Mae Levio, a widow; Lucy Muccirelli, a widow; Mike Lorino and wife, Mary Ann Lorino whose name s 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 31st day of August, A. D., 1970

Elizabeth R. Anderson
Notary Public.