

4506-22

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 considerations

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; Mike Lorino and wife, Mary Ann Lorino; Ida Mae Levio, a widow; Lucy Muccirelli, a widow,

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

Charlie Virciglio

(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 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 188.0' to point of beginning, then turn left an angle of 76 degrees 16 minutes running North Westerly for a distance of 690.0' more or less to the Southeast ROW of Funge Hollow Road, then turn right an angle of 108 degrees 46 minutes running Northeasterly along the South ROW of said road for a distance of 224.0', then turn right an angle of 71 degrees 14 minutes running Southeasterly for a distance of 562.0' 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 220.0' to point of beginning, this being Parcel No. 3, containing 3 acres more or less, located in 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 Charlie Virciglio. The said Charlie Virciglio heretofore acquired an undivided $\frac{1}{5}$ 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 $\frac{4}{5}$ 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.

Joe Calamusa, Jr. (Seal)

Louise Calamusa (Seal)

Mike Lorino (Seal)

Mary Ann Lorino (Seal)

Ida Mae Levio (Seal)

Lucy Muccirelli (Seal)

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. and wife, Louise Calamusa; Mike Lorino and wife, Mary Ann Lorino; Ida Mae Levio, a widow; Lucy Muccirelli, a widow whose name are 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.



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Shelby Cnty Judge of Probate, AL
02/15/1971 12:00:00 AM FILED/CERT

E. J. Anderson
Notary Public.