

This instrument was prepared by

(Name) Cicio & Winston

(Address) 1316 2121 Building - 2121 8th Avenue North, Birmingham, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Four Thousand Five Hundred Dollars (\$64,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Phillip N. Cicio and wife, Marie Cicio

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Charlie W. Scott, Jr. and Jeanette P. Scott

(herein referred to as GRANTEES) 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, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NW1/4 of the SE1/4 of Section 21, Township 19 S<sup>O</sup>uth, Range 2 West being more particularly described as follows: Begin at the NE corner of said quarter section, thence run in a southerly direction along the east line of said quarter-quarter section for a distance of 330.93 feet; thence turn an angle to the right of 92 deg. 28 min. and in a westerly direction for a distance of 795.88 feet; thence turn an angle to the right of 87 deg. 28 min. and a northerly direction for a distance of 330.02 feet to a point on the north line of the NW1/4 of the SE1/4 of Section 21, Township 19 South, Range 2 West; thence turn an angle to the right of 92 deg. 28 min. and in an easterly direction along the north line of said quarter-quarter section for a distance of 796.22 feet to the point of beginning.

The purchase of the real property is being financed with the proceeds of a \$45,000.00 mortgage to First Federal Savings and Loan Association of Bessemer, close simultaneously herewith.

Subject to:

- (1) Taxes for the year 1972 due October 1, 1972 next. (2) Restrictive covenants and conditions filed for record on September 16, 1967 in Deed Book 249, pages 924-926 and Restrictive covenants corrective amendment filed for record on February 20, 1968 in Deed Book 251, pages 930-931 in Probate Office. Restrictive covenants Modification filed April 16, 1968 in Deed Book 252, page 678-680. (3) Rights of parties in possession, violated restrictive covenants, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises. (4) easements, restrictions and covenants of record.

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 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 hand(s) and seal(s), this 26th day of May, 19 72.

WITNESS:

(Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, Raymond C. Winston, a Notary Public in and for said County, in said State, hereby certify that Phillip N. Cicio and Marie Cicio whose name Phillip N. Cicio and Marie Cicio signed to the foregoing conveyance, and who Phillip N. Cicio and Marie Cicio known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance Phillip N. Cicio and Marie Cicio executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, A. D., 19 72



19720531000027640 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
05/31/1972 12:00:00 AM FILED/CERT

Notary Public.