

This instrument was prepared by

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(Address) 1209 Brown Marx Building, Birmingham, Alabama 35203

3712

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$2,000.00 Total

That in consideration of Two thousand and no/100 Dollars (\$2,000.00) 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,

Maria A. Simonetti, a widow
also known as Maria Anselmo Simonetti

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

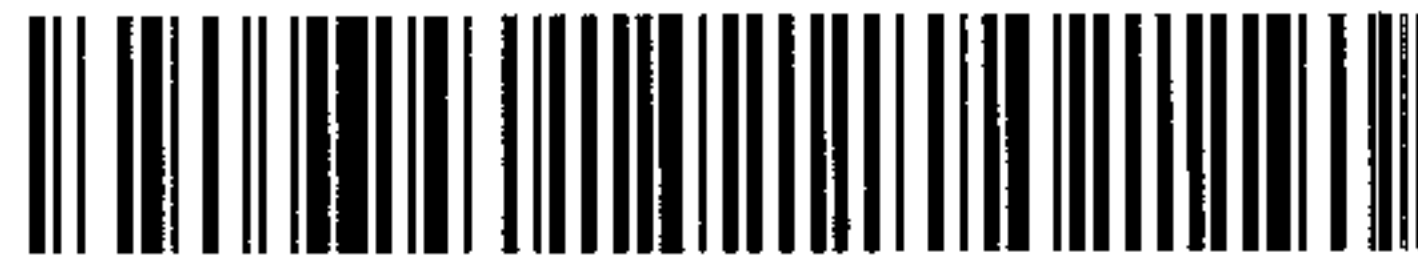
Joseph T. Robino, an individual

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

Lots 4, 5, 6, 16, 17, and 18 according to Givhan's
Subdivision of a portion of the NE1/4 of SE1/4 and
SE1/4 of SE1/4, Section 4, Township 24 North,
Range 12 East, according to map of said Subdivision
recorded in Map Book 3, Page 130 in the Probate
Office of Shelby County, Alabama.

Subject to the protective covenants shown on said
map and also subject to the Zoning Ordinance of the
town of Montevallo, Alabama and transmission line
permit.

This property is the same as described in that
corporate warranty deed from Alabama Developers
and Building, Inc., a corporation, to Anderea
Simonetti, in Book 206, Page 639 on January 4, 1960,
in the office of the Judge of Probate of Shelby
County, Alabama. The heretofore property was
conveyed by will in the office of the Judge of
Probate of Jefferson County, Alabama in the year
of 1962 to Maria A. Simonetti.



19740221000008520 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/21/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB 21 AM 8:39

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE

Conrad M. Simonetti

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, I have hereunto set my hands(s) and seal(s), this 18th
day of February, 1974.

Maria A. Simonetti
MARIA A. SIMONETTI

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, John A. Simonetti, a Notary Public in and for said County, in said State, hereby certify that Maria A. Simonetti, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance to be executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, A. D., 1974

Notary Public.