

This instrument was prepared by

(Name) Ralph L. Armstrong

(Address) 1900 28th Avenue So.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INSURANCE CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

For in consideration of One and No 100 DOLLARS

to the undersigned grantor or grantors it has been paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dorothy Abele, a widow

(herein referred to as grantors) do ~~grant bargain~~ sell and convey unto

Joe Calamusa, Jr. and Frances Louise Calamusa

(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:

From the N.W. corner of the S.W. 1/4 of the S.E. 1/4 of Section 6, Township 20 South Range 2 West run Easterly along the North line of said 1/4, 1/4 Section 578.82' to the Easterly R.O.W. of Interstate Highway 65, thence turn right an angle of 110°33' and run Southwesterly along said R.O.W. 209.90' to point of beginning of land herein described thence continue Southwesterly along said R.O.W. 314.48' to the Northern R.O.W. of the Oak Mountain State Park road, thence turn left an angle of 81°30' South-easterly along said R.O.W. 144.37' thence turn left an angle of 98°30' and run North easterly 33.03' thence turn left an angle of 70°00' and run Northwesterly 142.75' to point of beginning, this being part of the S.W. 1/4 of the S.E. 1/4 of Section 6, Township 20 South Range 2 West, and being 1.07 acres more or less.

Subject to ad valorem taxes for tax year 1974.

Subject to all utility easements and line permits..

Subject to water line right of way of City of Pelham.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT 21 PM 9:45
REC. FILE NUMBER OR
U.C. FILE NUMBER OR
PAGE AS SHOWN ABOVE
Clerk of Probate
JUDICIAL DEPARTMENT

19741021000051550 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/21/1974 12:00:00 AM FILED/CERT

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, I have hereunto set my hand(s) and seal(s), this 11th day of October 1974

WITNESS:

(Seal)
(Seal)
(Seal)

Dorothy Abele

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

Ralph L. Armstrong, a Notary Public in and for said County, in said State, hereby certify that Dorothy Abele is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, A.D., 1974

Ralph L. Armstrong
Notary Public.