

This instrument was prepared by

(Name) R. L. Haines, City National Bank of Birmingham

(Address) 1928 First Avenue, North, Birmingham, Alabama 35203

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:

That in consideration of One & no/100 dollars (\$1.00) 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, Joseph T. Robino, and wife, Esther Robino

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

Maria Anselmo Simonetti, a widow

(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 NE 1/4 of SE 1/4 and SE 1/4 of SE 1/4, 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.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB -4 AM 8:02
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. M. Simonetti
JUDGE OF PROBATE

19750204000005620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1975 12:00:00AM FILED/CERT

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 27th day of January, 1975.

X Joseph T. Robino (Seal)
Joseph T. Robino
X Esther Robino (Seal)
Esther Robino

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Francis Baker, a Notary Public in and for said County, in said State, hereby certify that Joseph T. Robino and wife, Esther Robino whose names 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 27th day of January, A. D., 1975.

Francis Baker
Notary Public, Alabama State at Large
My Commission Expires April 29, 1977