

(Name) Anthony L. Cicio, Attorney at Law

(Address) Suite 1316- 2121 Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Four Thousand Three Hundred Twenty-Four and 13/100-- DOLLARS and the assumption of the mortgage recited herein

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ignatius V. Vetrano and wife, Rosemarilyn R. Vetrano

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

Robert A. Le Foy and wife, Mabel F. Le Foy

(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:

Part of the Northwest quarter of the Southeast quarter of Section 21, Township 19 South, Range 2 West, situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 21, Township 19 South, Range 2 West; run thence in a Westerly direction along the North line of said quarter-quarter section for a distance of 796.22 feet; thence turn an angle to the left of 92 degrees 28 minutes and in a Southerly direction for a distance of 165.01 feet to the point of beginning; thence continue along last described course for a distance of 165.01 feet; thence turn an angle to the left 87 degrees 28 minutes and in an Easterly direction for a distance of 795.88 feet to a point on the East line of said Northwest quarter of the Southeast quarter of Section 21, Township 19 South, Range 2 West; thence run in a Northerly direction along the East line of said quarter-quarter section for a distance of 165.46 feet; (said point being 165.46 feet South of the Northeast corner of the Northwest quarter of the Southeast quarter of Section 21, Township 19 South, Range 2 West); thence turn an angle to the left of 87 degrees 34 minutes and in a Westerly direction for a distance of 796.05 feet to the point of beginning.

(continued on additional page)

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 13th day of May, 1975

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal) Ignatius V. Vetrano
(Seal) Rosemarilyn R. Vetrano
(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 Ignatius V. Vetrano and wife, Rosemarilyn R. Vetrano whose name s 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 13th day of May, A. D., 1975

19750520000024240 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/20/1975 12:00:00AM FILED/CERT

Notary Public.

Subject to:

1. The lien of all taxes for the year 1975 and thereafter.
2. Any lien, or right to a lien, for services, labor and material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Any encroachments, easements, measurements, variations in area or content, party walls or other facts which a correct survey of the premises would show.
4. Mortgage from Ignatius V. Vetrano and wife, Rosemarilyn R. Vetrano to Guaranty Savings and Loan Association, as recorded in Volume 331, Page 886, in the Probate Office of Shelby County, Alabama, which grantee assumes.
5. Restrictions as recorded in Volume 249, Page 924; and amended in Volume 251, Page 930; and in Volume 252, Page 678, in the said Probate Office.



19750520000024240 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/20/1975 12:00:00AM FILED/CERT

CLERK OF PROBATE

Conrad P. [illegible]

Filed Jan 44.50

1975 MAY 20 AM 9:20

STATE OF ALA. SHELBY CO.
CLERK OF PROBATE
INSTRUMENT WAS FILED