

This instrument was prepared by:
Patrick H. Boone; Attorney at Law
312 City Federal Building, Birmingham, Alabama 35203 252-1181

WARRANTY DEED

1925

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTEEN THOUSAND FOUR HUNDRED EIGHTY-ONE and 64/100th DOLLARS cash, (\$ 13,481.64), and the assumption of the mortgage described below, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, THOMAS L. TEMPLIN and wife, MELBA S. TEMPLIN, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto EDWARD M. BRAZO and wife, CATHERINE K. BRAZO, and ROBERT SCIASCIA and wife, SUSAN B. SCIASCIA, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East, EXCEPT a strip of land one-acre wide extending from East to West, on the South side of the above described quarter-quarter section, containing 33-1/3 acres, more or less. Situated in Shelby County, Alabama.

A right of way for ingress and egress in favor of grantees, their heirs, successors, and assigns, forever, extending 20 feet in width extending from the Northern boundary of Mooney Road North over the East 20 feet of the South 210 feet, more or less, of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East, more particularly described as follows: Commence at a point where the Northern boundary of Mooney Road intersects the Eastern boundary of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and run thence North along the Eastern boundary of said Quarter-Quarter Section a distance of 210 feet, more or less, to a point on the Southern boundary of property presently owned by grantees; thence turn to the left and run Westerly along property presently owned by grantees a distance of 20 feet to a point; thence turn to the left and run Southerly parallel with the East boundary of said Quarter-Quarter Section a distance of 210 feet, more or less, to a point on the Northern boundary of Mooney Road; thence turn to the left and run Easterly along the Northern boundary of Mooney Road a distance of 20 feet, to point of beginning.

This conveyance is made subject to all existing restrictions, rights of way, limitations, easements, exceptions, reservations, releases and covenants of record. It is also made subject to encroachments, overlaps, overhangs, un-recorded easements, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

The grantees herein agree to assume and pay in full that certain mortgage from Thomas L. Templin and wife, Melba S. Templin, to Alvin M. Kirkland and wife, Emogene Kirkland, dated October 21, 1974, recorded in the Probate Office of Shelby County, Alabama, in Mortgage Book 342, Page 492.

This deed is intended to convey to the grantees, Edward M. Brazo and wife, Catherine K. Brazo, and Robert Sciascia and wife, Susan B. Sciascia, the following real property situated in Shelby County, Alabama:

BOOK 302 PAGE 503



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Shelby Cnty Judge of Probate, AL
12/08/1976 12:00:00 AM FILED/CERT

